

# Maurice View Plaza (1mvp)

## Budget Comparison

Period = Jan 2013

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>INCOME</b>									
<b>TENANT INCOME</b>									
Rental Income									
Tenant Rent	5,557.00	5,134.75	422.25	8.22	21,888.00	20,539.00	1,349.00	6.57	61,617.00
Total Rental Income	5,557.00	5,134.75	422.25	8.22	21,888.00	20,539.00	1,349.00	6.57	61,617.00
Other Tenant Income									
Laundry and Vending	0.00	0.00	0.00	N/A	95.25	0.00	95.25	N/A	0.00
Misc.Tenant Income	0.00	0.00	0.00	N/A	10.00	0.00	10.00	N/A	0.00
Total Other Tenant Income	0.00	0.00	0.00	N/A	105.25	0.00	105.25	N/A	0.00
NET TENANT INCOME	5,557.00	5,134.75	422.25	8.22	21,993.25	20,539.00	1,454.25	7.08	61,617.00
<b>GRANT INCOME</b>									
HUD PHA Operating Grants/Subsidy	9,235.10	9,940.00	-704.90	-7.09	41,139.70	39,760.00	1,379.70	3.47	119,280.00
TOTAL GRANT INCOME	9,235.10	9,940.00	-704.90	-7.09	41,139.70	39,760.00	1,379.70	3.47	119,280.00
<b>OTHER INCOME</b>									
Interest Income	0.88	0.00	0.88	N/A	3.17	0.00	3.17	N/A	0.00
Miscellaneous Other Income	1,118.56	0.00	1,118.56	N/A	2,301.51	0.00	2,301.51	N/A	0.00
Misc Other Income-Buck St Office Rental	5,336.76	5,037.50	299.26	5.94	20,910.96	20,150.00	760.96	3.78	60,450.00
TOTAL OTHER INCOME	6,456.20	5,037.50	1,418.70	28.16	23,215.64	20,150.00	3,065.64	15.21	60,450.00
<b>TOTAL INCOME</b>	<b>21,248.30</b>	<b>20,112.25</b>	<b>1,136.05</b>	<b>5.65</b>	<b>86,348.59</b>	<b>80,449.00</b>	<b>5,899.59</b>	<b>7.33</b>	<b>241,347.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
Administrative Salaries									
Administrative Salaries	1,263.24	178.58	-1,084.66	-607.38	4,434.78	714.32	-3,720.46	-520.84	2,143.00
Employee Benefit-Health/Dental/Eye	66.37	178.58	112.21	62.83	174.48	714.32	539.84	75.57	2,143.00
Total Administrative Salaries	1,329.61	357.16	-972.45	-272.27	4,609.26	1,428.64	-3,180.62	-222.63	4,286.00
Legal Expense									
Criminal/Criminal Background Checks	0.00	16.67	16.67	100.00	325.00	66.68	-258.32	-387.40	200.00
General Legal Expense	594.50	166.67	-427.83	-256.69	1,116.50	666.68	-449.82	-67.47	2,000.00
Total Legal Expense	594.50	183.34	-411.16	-224.26	1,441.50	733.36	-708.14	-96.56	2,200.00
Other Admin Expenses									
Staff Training	0.00	116.67	116.67	100.00	355.52	466.68	111.16	23.82	1,400.00
Staff Travel	263.82	17.50	-246.32	-1,407.54	422.10	70.00	-352.10	-503.00	210.00
Accounting Fees	0.00	75.00	75.00	100.00	591.82	300.00	-291.82	-97.27	900.00
Auditing Fees	1,283.90	104.17	-1,179.73	-1,132.50	1,283.90	416.68	-867.22	-208.13	1,250.00
Licenses/Fees/Permits	0.00	83.33	83.33	100.00	780.00	333.32	-446.68	-134.01	1,000.00
Professional Fees/Services	0.00	56.67	56.67	100.00	162.65	226.68	64.03	28.25	680.00
Total Other Admin Expenses	1,547.72	453.34	-1,094.38	-241.40	3,595.99	1,813.36	-1,782.63	-98.31	5,440.00
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.00	0.00	0.00	N/A	22.49	0.00	-22.49	N/A	0.00
Membership Dues and Fees	0.00	0.00	0.00	N/A	55.54	0.00	-55.54	N/A	0.00

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Telephone	582.98	75.00	-507.98	-677.31	1,965.35	300.00	-1,665.35	-555.12	900.00
Office Supplies	0.00	137.50	137.50	100.00	0.00	550.00	550.00	100.00	1,650.00
Copier and Supplies	31.88	29.17	-2.71	-9.29	92.86	116.68	23.82	20.41	350.00
Cell Phones/Pagers	163.42	141.67	-21.75	-15.35	565.77	566.68	0.91	0.16	1,700.00
Payroll Services	11.55	16.67	5.12	30.71	37.22	66.68	29.46	44.18	200.00
Postage/Express	34.11	46.67	12.56	26.91	64.86	186.68	121.82	65.26	560.00
Legal Ads	0.00	2.08	2.08	100.00	5.34	8.32	2.98	35.82	25.00
Internet	107.27	100.00	-7.27	-7.27	428.83	400.00	-28.83	-7.21	1,200.00
Answering Service/Voicemail	31.01	37.50	6.49	17.31	81.74	150.00	68.26	45.51	450.00
Employee Services	0.00	12.08	12.08	100.00	32.64	48.32	15.68	32.45	145.00
Marketing/Promotions/Advertising	948.53	75.00	-873.53	-1,164.71	1,386.53	300.00	-1,086.53	-362.18	900.00
Bank/Credit Card Fees	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
Computer Hardware	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
Computer Supplies	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
Computer Support	251.09	141.67	-109.42	-77.24	1,081.01	566.68	-514.33	-90.76	1,700.00
Computer System Support	167.06	145.83	-21.23	-14.56	668.24	583.32	-84.92	-14.56	1,750.00
Property Mgnt Fee Expense	1,788.21	1,920.67	132.46	6.90	7,550.22	7,682.68	132.46	1.72	23,048.00
Asset Mgnt Fee Expense	300.00	300.00	0.00	0.00	1,200.00	1,200.00	0.00	0.00	3,600.00
Bookkeeping Fee Expense	202.50	217.50	15.00	6.90	855.00	870.00	15.00	1.72	2,610.00
Prog Mgnt Fee Exp - JCP Antenna Rental 10 <sup>c</sup>	0.00	0.00	0.00	N/A	519.14	0.00	-519.14	N/A	0.00
Prog Mgnt Fee Exp - MVP Office Space Rent <sup>a</sup>	533.67	0.00	-533.67	N/A	1,571.95	0.00	-1,571.95	N/A	0.00
Contract - Fee For Service Expense	91.00	0.00	-91.00	N/A	539.50	0.00	-539.50	N/A	0.00
Total Miscellaneous Admin Expenses	5,244.28	3,715.68	-1,528.60	-41.14	18,724.23	14,862.72	-3,861.51	-25.98	44,588.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>8,716.11</b>	<b>4,709.52</b>	<b>-4,006.59</b>	<b>-85.07</b>	<b>28,370.98</b>	<b>18,838.08</b>	<b>-9,532.90</b>	<b>-50.60</b>	<b>56,514.00</b>
<b>TENANT SERVICES</b>									
Tenant Svcs - HCFC Activities-	60.42	66.67	6.25	9.37	181.26	266.68	85.42	32.03	800.00
Tenant Svcs - Recreation/Education	0.00	0.00	0.00	N/A	331.64	0.00	-331.64	N/A	0.00
Tenant Svcs - Moving Expenses	0.00	33.33	33.33	100.00	0.00	133.32	133.32	100.00	400.00
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>60.42</b>	<b>100.00</b>	<b>39.58</b>	<b>39.58</b>	<b>512.90</b>	<b>400.00</b>	<b>-112.90</b>	<b>-28.22</b>	<b>1,200.00</b>
Water & Sewer	1,822.00	1,666.67	-155.33	-9.32	7,680.00	6,666.68	-1,013.32	-15.20	20,000.00
Electricity	1,973.48	2,666.67	693.19	25.99	5,698.67	10,666.68	4,968.01	46.58	32,000.00
Electricity-Vacant Units	0.00	33.33	33.33	100.00	120.06	133.32	13.26	9.95	400.00
Gas	2,217.56	1,583.33	-634.23	-40.06	4,480.89	6,333.32	1,852.43	29.25	19,000.00
<b>TOTAL UTILITY EXPENSES</b>	<b>6,013.04</b>	<b>5,950.00</b>	<b>-63.04</b>	<b>-1.06</b>	<b>17,979.62</b>	<b>23,800.00</b>	<b>5,820.38</b>	<b>24.46</b>	<b>71,400.00</b>
<b>General Maint Expense</b>									
Fee For Service Expense	0.00	928.67	928.67	100.00	738.86	3,714.68	2,975.82	80.11	11,144.00
Maintenance Fee For Service Expense	1,578.71	0.00	-1,578.71	N/A	4,750.84	0.00	-4,750.84	N/A	0.00
Maintenance Salaries	724.38	819.08	94.70	11.56	2,121.62	3,276.32	1,154.70	35.24	9,829.00
Maintenance Labor Overtime	0.00	150.00	150.00	100.00	179.69	600.00	420.31	70.05	1,800.00
Employee Benefit-Health/Dental/Eye	254.62	228.00	-26.62	-11.68	552.22	912.00	359.78	39.45	2,736.00
Vehicle Gas, Oil, Repairs, Supplies	75.06	0.00	-75.06	N/A	138.61	0.00	-138.61	N/A	0.00
<b>Total General Maint Expense</b>	<b>2,632.77</b>	<b>2,125.75</b>	<b>-507.02</b>	<b>-23.85</b>	<b>8,481.84</b>	<b>8,503.00</b>	<b>21.16</b>	<b>0.25</b>	<b>25,509.00</b>
<b>Materials</b>									
Materials-Electrical	0.00	66.67	66.67	100.00	-422.03	266.68	688.71	258.25	800.00
Materials-Plumbing	0.00	33.33	33.33	100.00	0.00	133.32	133.32	100.00	400.00
Materials-Heating	793.09	166.67	-626.42	-375.84	793.09	666.68	-126.41	-18.96	2,000.00

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Materials-Flooring	0.00	16.67	16.67	100.00	0.00	66.68	66.68	100.00	200.00	
Materials-Paint	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00	
Materials-Janitorial/Cleaning	0.00	12.50	12.50	100.00	0.00	50.00	50.00	100.00	150.00	
Materials-Lumber	0.00	4.17	4.17	100.00	0.00	16.68	16.68	100.00	50.00	
Materials-Grounds	45.00	41.67	-3.33	-7.99	1,782.00	166.68	-1,615.32	-969.11	500.00	
Materials-Miscellaneous	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00	
Materials-Equipment Repairs	60.16	0.00	-60.16	N/A	60.16	0.00	-60.16	N/A	0.00	
Materials-Safety Equipment	0.00	216.67	216.67	100.00	100.00	866.68	766.68	88.46	2,600.00	
Materials-Hardware	2.80	41.67	38.87	93.28	2.80	166.68	163.88	98.32	500.00	
Materials-Glass/Screens	0.00	166.67	166.67	100.00	0.00	666.68	666.68	100.00	2,000.00	
Materials-Doors / Keys	6.29	70.83	64.54	91.12	148.88	283.32	134.44	47.45	850.00	
Materials-HCFC-Fitness Equipment	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00	
<b>Total Materials</b>	<b>907.34</b>	<b>1,045.86</b>	<b>138.52</b>	<b>13.24</b>	<b>2,464.90</b>	<b>4,183.44</b>	<b>1,718.54</b>	<b>41.08</b>	<b>12,550.00</b>	
<b>Contract Costs</b>										
Contract-Elevator Monitoring	0.00	625.00	625.00	100.00	1,978.28	2,500.00	521.72	20.87	7,500.00	
Contract-Trash Removal	739.00	291.67	-447.33	-153.37	2,956.00	1,166.68	-1,789.32	-153.37	3,500.00	
Contract-Extermination/Pest Control	300.00	333.33	33.33	10.00	450.00	1,333.32	883.32	66.25	4,000.00	
Contract-Grounds	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00	
Contract-Unit Cleaning/Prep	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00	
Contract-Fire Alarm	159.33	208.33	49.00	23.52	2,549.32	833.32	-1,716.00	-205.92	2,500.00	
Contract-Floor Covering	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00	
Contract-HVAC	0.00	1,000.00	1,000.00	100.00	0.00	4,000.00	4,000.00	100.00	12,000.00	
Contract-Janitorial/Cleaning	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00	
Contract-Alarm System Monitoring	50.00	125.00	75.00	60.00	50.00	500.00	450.00	90.00	1,500.00	
Contract-Plumbing	0.00	166.67	166.67	100.00	0.00	666.68	666.68	100.00	2,000.00	
Contract-Roofing	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00	
<b>Total Contract Costs</b>	<b>1,248.33</b>	<b>3,650.00</b>	<b>2,401.67</b>	<b>65.80</b>	<b>7,983.60</b>	<b>14,600.00</b>	<b>6,616.40</b>	<b>45.32</b>	<b>43,800.00</b>	
<b>TOTAL MAINTENACE EXPENSES</b>	<b>4,788.44</b>	<b>6,821.61</b>	<b>2,033.17</b>	<b>29.80</b>	<b>18,930.34</b>	<b>27,286.44</b>	<b>8,356.10</b>	<b>30.62</b>	<b>81,859.00</b>	
<b>GENERAL EXPENSES</b>										
Insurance	438.29	516.67	78.38	15.17	1,704.74	2,066.68	361.94	17.51	6,200.00	
PILOT-Payments in Lieu of Taxes	-199.78	291.67	491.45	168.50	100.22	1,166.68	1,066.46	91.41	3,500.00	
Employee Benefits-Pension	322.47	366.67	44.20	12.05	1,289.88	1,466.68	176.80	12.05	4,400.00	
Employer Tax Expense	166.68	250.00	83.32	33.33	555.00	1,000.00	445.00	44.50	3,000.00	
Security/Lease Enforcement Fee For Service	0.00	0.00	0.00	N/A	30.00	0.00	-30.00	N/A	0.00	
Lease Enforcement Fee For Service Expense	293.02	497.75	204.73	41.13	1,307.32	1,991.00	683.68	34.34	5,973.00	
<b>TOTAL GENERAL EXPENSES</b>	<b>1,020.68</b>	<b>1,922.76</b>	<b>902.08</b>	<b>46.92</b>	<b>4,987.16</b>	<b>7,691.04</b>	<b>2,703.88</b>	<b>35.16</b>	<b>23,073.00</b>	
<b>HOUSING ASSISTANCE PAYMENTS</b>										
URP-PH-Tenant Utility Reimbursement-Public Ho	28.00	0.00	-28.00	N/A	112.00	0.00	-112.00	N/A	0.00	
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>28.00</b>	<b>0.00</b>	<b>-28.00</b>	<b>N/A</b>	<b>112.00</b>	<b>0.00</b>	<b>-112.00</b>	<b>N/A</b>	<b>0.00</b>	
<b>FINANCING EXPENSE</b>										
Interest Expense-Ford	17.64	0.00	-17.64	N/A	78.95	0.00	-78.95	N/A	0.00	
<b>TOTAL FINANCING EXPENSES</b>	<b>17.64</b>	<b>0.00</b>	<b>-17.64</b>	<b>N/A</b>	<b>78.95</b>	<b>0.00</b>	<b>-78.95</b>	<b>N/A</b>	<b>0.00</b>	
<b>TOTAL EXPENSES</b>	<b>20,644.33</b>	<b>19,503.89</b>	<b>-1,140.44</b>	<b>-5.85</b>	<b>70,971.95</b>	<b>78,015.56</b>	<b>7,043.61</b>	<b>9.03</b>	<b>234,046.00</b>	

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NET INCOME	603.97	608.36	-4.39	-0.72	15,376.64	2,433.44	12,943.20	531.89	7,301.00