

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

## Budget Comparison

Period = May 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	132,650.83	116,730.44	15,920.39	13.64	1,082,839.78	1,041,949.50	40,890.28	3.92	1,508,876.22
Total Rental Income	132,650.83	116,730.44	15,920.39	13.64	1,082,839.78	1,041,949.50	40,890.28	3.92	1,508,876.22
Other Tenant Income									
Laundry and Vending	0.00	0.00	0.00	N/A	7,288.79	7,288.79	0.00	0.00	7,538.85
Cleaning Fee	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
Damages	0.00	0.00	0.00	N/A	1,638.39	110.00	1,528.39	1,389.45	110.00
NSF Charges	0.00	0.00	0.00	N/A	200.00	150.00	50.00	33.33	150.00
Tenant Owned / Excess Utilities	3,400.00	1,000.00	2,400.00	240.00	4,309.77	4,666.44	-356.67	-7.64	8,666.44
Other Misc.Tenant Charges	135.00	0.00	135.00	N/A	1,485.00	1,325.00	160.00	12.08	1,325.00
Total Other Tenant Income	3,585.00	1,000.00	2,585.00	258.50	14,971.95	13,540.23	1,431.72	10.57	17,790.29
NET TENANT INCOME	136,235.83	117,730.44	18,505.39	15.72	1,097,811.73	1,055,489.73	42,322.00	4.01	1,526,666.51
<b>GRANT INCOME</b>									
HUD PHA Operating Grants/Subsidy	109,686.00	112,579.87	-2,893.87	-2.57	1,011,473.00	1,008,169.24	3,303.76	0.33	1,458,488.72
Other Grants	7,403.50	0.00	7,403.50	N/A	50,126.00	0.00	50,126.00	N/A	0.00
Capital Fund Grants	0.00	4,369.50	-4,369.50	-100.00	0.00	34,956.00	-34,956.00	-100.00	52,434.00
TOTAL GRANT INCOME	117,089.50	116,949.37	140.13	0.12	1,061,599.00	1,043,125.24	18,473.76	1.77	1,510,922.72
<b>OTHER INCOME</b>									
Interest Income	689.17	182.59	506.58	277.44	6,436.70	5,376.54	1,060.16	19.72	6,106.90
Investment Income	0.18	2.00	-1.82	-91.00	14.17	17.22	-3.05	-17.71	24.33
CPM - Property Mgnt Fee Income	17,396.00	8,995.00	8,401.00	93.40	83,938.52	84,532.52	-594.00	-0.70	111,728.52
Property Mgnt Fee Income	31,856.63	31,608.00	248.63	0.79	255,316.63	255,018.06	298.57	0.12	381,452.20
Asset Mgnt Fee Income	4,960.00	4,950.00	10.00	0.20	39,820.00	39,780.00	40.00	0.10	59,580.00
Bookkeeping Fee Income	4,568.40	4,980.00	-411.60	-8.27	36,869.00	37,757.30	-888.30	-2.35	57,678.00
Prog Mgnt Fee Inc - JCP Antenna Rental 10%	583.41	577.00	6.41	1.11	4,558.56	4,545.74	12.82	0.28	6,841.58
Prog Mgnt Fee Inc - JCP Office Space Rental 10%	96.00	366.00	-270.00	-73.77	1,516.35	2,056.35	-540.00	-26.26	3,535.98
Prog Mgnt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	192.00	192.00	0.00	0.00	288.00
Prog Mgnt Fee Inc - MVP Office Space Rental 10%	533.67	533.67	0.00	0.00	4,225.79	4,225.79	0.00	0.00	6,360.47
Prog Mgnt Fee Inc - Capital Fund 8%	4,024.71	4,024.71	0.00	0.00	32,197.68	32,197.68	0.00	0.00	48,296.52
Prog Mgnt Fee Inc - HCFC 10% NetInc	0.00	846.26	-846.26	-100.00	3,668.85	5,848.18	-2,179.33	-37.27	9,233.26
Prog Mgnt Fee Inc - HCPM 10% NetInc	0.00	195.49	-195.49	-100.00	1,953.31	2,439.18	-485.87	-19.92	3,221.15
Prog Mgnt Fee Inc - Wildwood HA	6,666.67	6,666.66	0.01	0.00	51,666.68	52,083.31	-416.63	-0.80	72,750.01
Prog Mgnt Fee Inc - S8 Admin 10%	1,275.00	906.00	369.00	40.73	10,237.50	9,492.00	745.50	7.85	13,116.10
Prog Mgnt Fee Inc - Salem HA	7,083.33	7,083.33	0.00	0.00	35,416.65	49,583.31	-14,166.66	-28.57	77,916.63
Contract - Fee For Service Income	0.00	0.00	0.00	N/A	19,610.00	0.00	19,610.00	N/A	0.00
Lease Enforcement Fee For Service Income	2,997.82	2,378.00	619.82	26.06	20,984.74	19,745.10	1,239.64	6.28	29,257.10
Maintenance Fee For Service Income	15,456.59	5,064.49	10,392.10	205.20	83,998.04	87,166.35	-3,168.31	-3.63	107,424.34
Fraud Recovery - S8 HAP	0.00	1,581.50	-1,581.50	-100.00	0.00	3,163.00	-3,163.00	-100.00	9,489.00
Miscellaneous Other Income	3,965.69	1,111.00	2,854.69	256.95	43,890.18	43,631.51	258.67	0.59	47,076.15
Misc Other Income-Buck St Office Rental	5,336.76	4,942.38	394.38	7.98	42,258.00	41,469.24	788.76	1.90	61,238.76

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Misc Other Income-Office Space Rental	2,157.90	5,901.03	-3,743.13	-63.43	16,694.40	25,138.56	-8,444.16	-33.59	48,742.68
Misc Income-Antenna Rental	5,834.14	5,700.00	134.14	2.35	46,335.92	46,067.64	268.28	0.58	68,867.64
<b>TOTAL OTHER INCOME</b>	<b>115,506.07</b>	<b>98,619.11</b>	<b>16,886.96</b>	<b>17.12</b>	<b>841,799.67</b>	<b>851,526.58</b>	<b>-9,726.91</b>	<b>-1.14</b>	<b>1,230,225.32</b>
<b>TOTAL INCOME</b>	<b>368,831.40</b>	<b>333,298.92</b>	<b>35,532.48</b>	<b>10.66</b>	<b>3,001,210.40</b>	<b>2,950,141.55</b>	<b>51,068.85</b>	<b>1.73</b>	<b>4,267,814.55</b>

### EXPENSES

#### ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	47,941.50	53,365.02	5,423.52	10.16	399,260.70	414,063.09	14,802.39	3.57	627,525.31
Compensated Absences	0.00	166.67	166.67	100.00	0.00	1,333.36	1,333.36	100.00	2,000.00
Employee Benefit-Health/Dental/Eye	9,858.18	9,402.96	-455.22	-4.84	52,067.80	55,933.49	3,865.69	6.91	93,546.80
<b>Total Administrative Salaries</b>	<b>57,799.68</b>	<b>62,934.65</b>	<b>5,134.97</b>	<b>8.16</b>	<b>451,328.50</b>	<b>471,329.94</b>	<b>20,001.44</b>	<b>4.24</b>	<b>723,072.11</b>
Legal Expense									
Credit/Criminal Background Checks	325.00	307.56	-17.44	-5.67	2,464.50	2,559.62	95.12	3.72	3,791.86
Tenant Screening	0.00	41.67	41.67	100.00	0.00	113.34	113.34	100.00	279.98
General Legal Expense	5,198.00	4,524.92	-673.08	-14.88	34,851.00	32,296.65	-2,554.35	-7.91	49,896.31
<b>Total Legal Expense</b>	<b>5,523.00</b>	<b>4,874.15</b>	<b>-648.85</b>	<b>-13.31</b>	<b>37,315.50</b>	<b>34,969.61</b>	<b>-2,345.89</b>	<b>-6.71</b>	<b>53,968.15</b>
Other Admin Expenses									
Staff Training	399.00	1,996.42	1,597.42	80.01	20,636.36	28,480.24	7,843.88	27.54	36,465.72
Staff Travel	745.66	610.00	-135.66	-22.24	26,238.19	23,367.99	-2,870.20	-12.28	25,828.75
Accounting Fees	0.00	218.59	218.59	100.00	9,966.92	10,554.10	587.18	5.56	12,472.09
Auditing Fees	0.00	0.00	0.00	N/A	24,484.00	24,483.90	-0.10	0.00	24,483.90
Licenses/Fees/Permits	1,316.00	55.75	-1,260.25	-2,260.54	7,473.00	6,252.50	-1,220.50	-19.52	6,475.50
Professional Fees/Services	2,467.00	429.29	-2,037.71	-474.67	28,099.21	23,692.46	-4,406.75	-18.60	25,414.77
<b>Total Other Admin Expenses</b>	<b>4,927.66</b>	<b>3,310.05</b>	<b>-1,617.61</b>	<b>-48.87</b>	<b>116,897.68</b>	<b>116,831.19</b>	<b>-66.49</b>	<b>-0.06</b>	<b>131,140.73</b>
Miscellaneous Admin Expenses									
Publications/Subscriptions	7.00	36.95	29.95	81.06	1,063.31	1,130.21	66.90	5.92	1,515.53
Membership Dues and Fees	0.00	0.00	0.00	N/A	2,500.00	2,500.00	0.00	0.00	3,500.00
Telephone	1,891.76	1,109.48	-782.28	-70.51	30,384.92	27,660.23	-2,724.69	-9.85	32,123.86
Office Supplies	1,395.65	742.83	-652.82	-87.88	806.87	1,272.69	465.82	36.60	4,497.22
Copier and Supplies	667.72	796.45	128.73	16.16	5,178.24	5,290.07	111.83	2.11	8,458.76
Cell Phones/Pagers	1,805.92	1,413.33	-392.59	-27.78	11,464.55	10,995.84	-468.71	-4.26	16,646.58
Payroll Services	483.25	663.98	180.73	27.22	4,096.14	4,438.14	342.00	7.71	7,129.32
Postage/Express	1,363.03	727.10	-635.93	-87.46	5,469.09	5,426.03	-43.06	-0.79	8,194.21
Legal Ads	148.20	114.78	-33.42	-29.12	666.94	726.32	59.38	8.18	1,265.66
Printer Supplies	0.00	50.00	50.00	100.00	475.80	258.60	-217.20	-83.99	483.60
Internet	1,741.72	1,159.39	-582.33	-50.23	6,332.14	6,364.40	32.26	0.51	11,002.74
Answering Service/Voicemail	333.08	407.56	74.48	18.27	3,460.55	3,769.17	308.62	8.19	5,425.24
Other Misc Admin Expenses	0.00	90.00	90.00	100.00	263.90	393.90	130.00	33.00	803.90
Employee Services	0.00	276.51	276.51	100.00	1,114.35	2,156.58	1,042.23	48.33	3,086.44
Employee Services - Health	0.00	0.00	0.00	N/A	160.00	0.00	-160.00	N/A	0.00
Commissioner Meetings	0.00	0.00	0.00	N/A	0.00	600.00	600.00	100.00	600.00
Commissioner Training	0.00	0.00	0.00	N/A	1,574.99	4,000.00	2,425.01	60.63	4,000.00
Commissioner Travel	-349.22	0.00	349.22	N/A	8,472.74	8,186.84	-285.90	-3.49	8,186.84
Sponsorships	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	200.00
Marketing/Promotions/Advertising	0.00	167.50	167.50	100.00	1,730.29	2,265.29	535.00	23.62	3,365.29



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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Fee For Service Expense	0.00	0.00	0.00	N/A	13,597.12	13,597.12	0.00	0.00	13,597.12
Maintenance Fee For Service Expense	15,106.04	6,885.64	-8,220.40	-119.38	71,247.59	59,511.95	-11,735.64	-19.72	87,055.25
Maintenance Salaries	38,740.44	22,068.81	-16,671.63	-75.54	209,256.92	193,819.24	-15,437.68	-7.96	282,109.58
Maintenance Labor Overtime	134.79	2,169.43	2,034.64	93.79	27,217.23	27,943.93	726.70	2.60	36,628.35
Compensated Absences-Maintenance	0.00	-437.50	-437.50	-100.00	0.00	-1,750.00	-1,750.00	-100.00	-3,500.00
Employee Benefit-Health/Dental/Eye	1,948.27	6,015.04	4,066.77	67.61	20,506.47	45,347.25	24,840.78	54.78	69,415.46
Maint-On Call Service	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	450.00
Maintenance Uniforms	3,078.36	87.50	-2,990.86	-3,418.13	3,078.36	250.00	-2,828.36	-1,131.34	950.00
Maintenance Travel/Training	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,000.00
Vehicle Gas, Oil, Repairs, Supplies	3,261.44	1,735.21	-1,526.23	-87.96	7,940.29	6,564.39	-1,375.90	-20.96	13,212.20
Vehicle Title/Registration	0.00	85.62	85.62	100.00	263.00	434.24	171.24	39.43	726.74
<b>Total General Maint Expense</b>	<b>62,269.34</b>	<b>38,809.75</b>	<b>-23,459.59</b>	<b>-60.45</b>	<b>353,106.98</b>	<b>346,368.12</b>	<b>-6,738.86</b>	<b>-1.95</b>	<b>501,644.70</b>
<b>Materials</b>									
Materials-Electrical	735.48	740.50	5.02	0.68	1,721.82	2,368.49	646.67	27.30	5,581.72
Materials-Plumbing	515.78	934.01	418.23	44.78	4,883.34	6,536.09	1,652.75	25.29	11,880.54
Materials-Heating	0.00	1,398.03	1,398.03	100.00	16,195.89	16,710.81	514.92	3.08	20,171.18
Materials-Flooring	11.45	541.73	530.28	97.89	6,830.79	4,511.11	-2,319.68	-51.42	6,932.01
Materials-Paint	213.71	1,119.49	905.78	80.91	3,404.86	5,370.45	1,965.59	36.60	10,854.92
Materials-Janitorial/Cleaning	0.00	285.41	285.41	100.00	1,410.84	1,786.78	375.94	21.04	3,028.98
Materials-Lumber	0.00	381.18	381.18	100.00	3,903.60	4,131.51	227.91	5.52	5,656.19
Materials-Maintenance Supplies	0.00	12.08	12.08	100.00	0.00	32.49	32.49	100.00	80.85
Materials-Grounds	0.00	1,537.73	1,537.73	100.00	4,895.34	9,690.25	4,794.91	49.48	15,847.99
Materials-Miscellaneous	1,057.37	1,950.50	893.13	45.79	-792.78	1,291.32	2,084.10	161.39	9,098.93
Materials-Equipment Repairs	149.34	469.88	320.54	68.22	1,780.60	1,956.02	175.42	8.97	3,835.40
Materials-Appliance Parts	0.00	213.87	213.87	100.00	293.34	590.13	296.79	50.29	1,245.57
Materials-Safety Equipment	689.56	1,017.65	328.09	32.24	1,681.66	3,127.40	1,445.74	46.23	7,312.98
Materials-Hardware	27.23	317.13	289.90	91.41	696.58	1,092.12	395.54	36.22	2,510.68
Materials-Glass/Screens	3,036.95	674.85	-2,362.10	-350.02	4,219.63	2,748.15	-1,471.48	-53.54	5,512.51
Materials-Doors / Keys	348.38	1,151.67	803.29	69.75	5,033.48	4,975.47	-58.01	-1.17	9,682.19
Materials-Drywall/Plaster	61.34	37.50	-23.84	-63.57	697.60	75.00	-622.60	-830.13	225.00
Materials-Extermination/Pest Control	-1,250.00	0.00	1,250.00	N/A	270.00	2,020.00	1,750.00	86.63	3,020.00
Materials-Tools	32.28	533.33	501.05	93.95	846.65	1,738.34	891.69	51.30	4,371.70
Materials-Cabinets	0.00	1,000.00	1,000.00	100.00	17.28	2,030.00	2,012.72	99.15	6,060.00
Materials-HCFC-Fitness Equipment	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	249.98
<b>Total Materials</b>	<b>5,628.87</b>	<b>14,358.21</b>	<b>8,729.34</b>	<b>60.80</b>	<b>57,990.52</b>	<b>72,865.27</b>	<b>14,874.75</b>	<b>20.41</b>	<b>133,159.32</b>
<b>Contract Costs</b>									
Contract-Elevator Monitoring	2,716.84	3,698.15	981.31	26.54	18,780.49	20,743.11	1,962.62	9.46	35,537.42
Contract-Trash Removal	3,850.46	4,693.40	842.94	17.96	31,136.40	32,550.64	1,414.24	4.34	51,324.24
Contract-Extermination/Pest Control	3,434.90	7,090.93	3,656.03	51.56	31,111.40	39,037.96	7,926.56	20.30	67,465.18
Contract-Grounds	6,362.86	2,237.50	-4,125.36	-184.37	9,547.86	6,560.00	-2,987.86	-45.55	14,925.00
Contract-Unit Cleaning/Prep	0.00	791.67	791.67	100.00	0.00	1,583.34	1,583.34	100.00	5,449.98
Contract-Fire Alarm	210.87	821.60	610.73	74.33	11,916.84	12,188.77	271.93	2.23	15,725.17
Contract-Boilers	0.00	265.00	265.00	100.00	800.00	1,330.00	530.00	39.85	2,395.00
Contract-Floor Covering	0.00	416.67	416.67	100.00	1,127.50	1,960.84	833.34	42.50	3,627.48
Contract-HVAC	0.00	2,654.17	2,654.17	100.00	0.00	6,248.34	6,248.34	100.00	16,964.98
Contract-Janitorial/Cleaning	0.00	431.25	431.25	100.00	0.00	612.50	612.50	100.00	1,587.50
Contract-Alarm System Monitoring	1,172.44	478.07	-694.37	-145.24	5,427.97	5,211.67	-216.30	-4.15	7,123.95

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Contract-Auto Lease	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	999.98
Contract-Carpet Cleaning	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	600.00
Contract-Electrical	800.00	817.50	17.50	2.14	800.00	1,635.00	835.00	51.07	5,205.00
Contract-Plumbing	0.00	2,989.17	2,989.17	100.00	8,198.01	10,487.33	2,289.32	21.83	22,463.97
Contract-Roofing	225.00	375.00	150.00	40.00	3,620.00	2,880.00	-740.00	-25.69	4,430.00
Contract-Painting	0.00	287.50	287.50	100.00	497.50	1,072.50	575.00	53.61	2,122.50
Contract-Energy Audit	0.00	291.58	291.58	100.00	0.00	2,332.64	2,332.64	100.00	3,499.00
Contract-Human Resources	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	600.00
<b>Total Contract Costs</b>	<b>18,773.37</b>	<b>28,755.83</b>	<b>9,982.46</b>	<b>34.71</b>	<b>122,963.97</b>	<b>147,267.98</b>	<b>24,304.01</b>	<b>16.50</b>	<b>262,046.35</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>86,671.58</b>	<b>81,923.79</b>	<b>-4,747.79</b>	<b>-5.80</b>	<b>534,061.47</b>	<b>566,501.37</b>	<b>32,439.90</b>	<b>5.73</b>	<b>896,850.37</b>
<b>GENERAL EXPENSES</b>									
Insurance	15,159.62	10,493.41	-4,666.21	-44.47	119,723.52	110,391.10	-9,332.42	-8.45	152,365.43
PILOT-Payments in Lieu of Taxes	7,228.67	5,413.57	-1,815.10	-33.53	57,929.58	54,299.47	-3,630.11	-6.69	75,956.22
Employee Benefits-Health/Dental/Optical	-1,200.19	550.00	1,750.19	318.22	-5,033.42	2,356.86	7,390.28	313.56	4,556.86
Employee Benefits-Pension	12,570.94	8,003.71	-4,567.23	-57.06	110,887.95	101,753.58	-9,134.37	-8.98	133,779.58
Employer Tax Expense	8,784.14	6,906.22	-1,877.92	-27.19	61,934.00	59,843.25	-2,090.75	-3.49	87,472.44
Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	194.00	194.00	0.00	0.00	194.00
Security/Lease Enforcement Fee For Service	1,359.12	1,200.00	-159.12	-13.26	22,084.81	20,288.50	-1,796.31	-8.85	25,088.50
Lease Enforcement Fee For Service Expense	2,997.82	2,722.29	-275.53	-10.12	20,984.74	20,433.68	-551.06	-2.70	31,332.96
<b>TOTAL GENERAL EXPENSES</b>	<b>46,900.12</b>	<b>35,289.20</b>	<b>-11,610.92</b>	<b>-32.90</b>	<b>388,705.18</b>	<b>369,560.44</b>	<b>-19,144.74</b>	<b>-5.18</b>	<b>510,745.99</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>									
URP-PH-Tenant Utility Reimbursement-Public Hc	197.00	0.00	-197.00	N/A	1,372.00	978.00	-394.00	-40.29	978.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>197.00</b>	<b>0.00</b>	<b>-197.00</b>	<b>N/A</b>	<b>1,372.00</b>	<b>978.00</b>	<b>-394.00</b>	<b>-40.29</b>	<b>978.00</b>
<b>FINANCING EXPENSE</b>									
Interest Expense-Ford	47.51	0.00	-47.51	N/A	540.74	439.87	-100.87	-22.93	439.87
Interest Expense - Energy Performance Contrac	2,672.09	2,056.08	-616.01	-29.96	21,579.14	20,347.12	-1,232.02	-6.06	28,581.53
<b>TOTAL FINANCING EXPENSES</b>	<b>2,719.60</b>	<b>2,056.08</b>	<b>-663.52</b>	<b>-32.27</b>	<b>22,119.88</b>	<b>20,786.99</b>	<b>-1,332.89</b>	<b>-6.41</b>	<b>29,021.40</b>
<b>NON-OPERATING ITEMS</b>									
Gain/Loss on Sale of Fixed Assets	0.00	0.00	0.00	N/A	-75,382.76	0.00	75,382.76	N/A	0.00
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>-75,382.76</b>	<b>0.00</b>	<b>75,382.76</b>	<b>N/A</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>355,751.66</b>	<b>324,036.07</b>	<b>-31,715.59</b>	<b>-9.79</b>	<b>2,641,515.01</b>	<b>2,720,852.85</b>	<b>79,337.84</b>	<b>2.92</b>	<b>4,029,583.80</b>
<b>NET INCOME</b>	<b>13,079.74</b>	<b>9,262.85</b>	<b>3,816.89</b>	<b>41.21</b>	<b>359,695.39</b>	<b>229,288.70</b>	<b>130,406.69</b>	<b>56.87</b>	<b>238,230.75</b>