

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

Budget Comparison

Period = Jun 2013

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	139,753.00	116,730.44	23,022.56	19.72	1,222,153.12	1,158,679.94	63,473.18	5.48	1,508,876.22
Total Rental Income	139,753.00	116,730.44	23,022.56	19.72	1,222,153.12	1,158,679.94	63,473.18	5.48	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	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
Damages	41.15	0.00	41.15	N/A	1,679.54	110.00	1,569.54	1,426.85	110.00
NSF Charges	25.00	0.00	25.00	N/A	225.00	150.00	75.00	50.00	150.00
Tenant Owned / Excess Utilities	4,466.00	1,000.00	3,466.00	346.60	8,775.77	5,666.44	3,109.33	54.87	8,666.44
Other Misc.Tenant Charges	60.00	0.00	60.00	N/A	1,545.00	1,325.00	220.00	16.60	1,325.00
Total Other Tenant Income	4,592.15	1,000.00	3,592.15	359.22	19,564.10	14,540.23	5,023.87	34.55	17,790.29
NET TENANT INCOME	144,345.15	117,730.44	26,614.71	22.61	1,241,717.22	1,173,220.17	68,497.05	5.84	1,526,666.51
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	109,775.00	112,579.87	-2,804.87	-2.49	1,121,248.00	1,120,749.11	498.89	0.04	1,458,488.72
Section 8 HAP Earned	100,471.00	107,405.00	-6,934.00	-6.46	931,304.00	935,469.00	-4,165.00	-0.45	1,257,684.00
Section 8 Admin. Fee Income	11,102.00	9,915.00	1,187.00	11.97	92,057.00	91,908.00	149.00	0.16	121,653.00
Other Grants	4,369.50	0.00	4,369.50	N/A	54,495.50	0.00	54,495.50	N/A	0.00
Capital Fund Grants	0.00	4,369.50	-4,369.50	-100.00	0.00	39,325.50	-39,325.50	-100.00	52,434.00
TOTAL GRANT INCOME	225,717.50	234,269.37	-8,551.87	-3.65	2,199,104.50	2,187,451.61	11,652.89	0.53	2,890,259.72
OTHER INCOME									
Interest Income	335.55	182.59	152.96	83.77	6,777.94	5,559.13	1,218.81	21.92	6,106.90
Interest Income - HAP	0.31	5.00	-4.69	-93.80	93.03	103.38	-10.35	-10.01	118.38
Interest Income - Admin	1.00	5.00	-4.00	-80.00	78.88	82.77	-3.89	-4.70	97.77
Investment Income	0.12	2.00	-1.88	-94.00	14.29	19.22	-4.93	-25.65	24.33
CPM - Property Mgmt Fee Income	11,033.00	8,995.00	2,038.00	22.66	94,971.52	93,527.52	1,444.00	1.54	111,728.52
Property Mgmt Fee Income	34,819.90	31,608.00	3,211.90	10.16	290,136.53	286,626.06	3,510.47	1.22	381,452.20
Asset Mgmt Fee Income	4,930.00	4,950.00	-20.00	-0.40	44,750.00	44,730.00	20.00	0.04	59,580.00
Bookkeeping Fee Income	4,575.90	4,980.00	-404.10	-8.11	41,444.90	42,737.30	-1,292.40	-3.02	57,678.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	583.41	577.00	6.41	1.11	5,141.97	5,122.74	19.23	0.38	6,841.58
Prog Mgmt Fee Inc - JCP Office Space Rental 10%	441.47	366.00	75.47	20.62	1,957.82	2,422.35	-464.53	-19.18	3,535.98
Prog Mgmt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	216.00	216.00	0.00	0.00	288.00
Prog Mgmt Fee Inc - MVP Office Space Rental 10%	533.67	533.67	0.00	0.00	4,759.46	4,759.46	0.00	0.00	6,360.47
Prog Mgmt Fee Inc - Capital Fund 8%	4,024.71	4,024.71	0.00	0.00	36,222.39	36,222.39	0.00	0.00	48,296.52
Prog Mgmt Fee Inc - HCFC 10% NetInc	725.71	846.26	-120.55	-14.24	5,120.27	6,694.44	-1,574.17	-23.51	9,233.26
Prog Mgmt Fee Inc - HCPM 10% NetInc	184.80	195.49	-10.69	-5.47	2,322.91	2,634.67	-311.76	-11.83	3,221.15
Prog Mgmt Fee Inc - Wildwood HA	6,666.67	666.66	6,000.01	900.01	58,333.35	52,749.97	5,583.38	10.58	72,750.01
Prog Mgmt Fee Inc - S8 Admin 10%	1,252.50	906.00	346.50	38.24	11,490.00	10,398.00	1,092.00	10.50	13,116.10
Prog Mgmt Fee Inc - Salem HA	0.00	7,083.33	-7,083.33	-100.00	35,416.65	56,666.64	-21,249.99	-37.50	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	2,840.04	2,378.00	462.04	19.43	23,824.78	22,123.10	1,701.68	7.69	29,257.10

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Maintenance Fee For Service Income	13,289.74	5,064.49	8,225.25	162.41	97,287.78	92,230.84	5,056.94	5.48	107,424.34
Fraud Recovery - S8 HAP	0.00	1,681.50	-1,681.50	-100.00	909.14	5,472.14	-4,563.00	-83.39	10,216.64
Fraud Recovery - S8 Admin	0.00	100.00	-100.00	-100.00	909.14	727.64	181.50	24.94	727.64
Miscellaneous Other Income	1,131.01	611.00	520.01	85.11	45,021.19	44,242.51	778.68	1.76	47,076.15
Misc Other Income-Buck St Office Rental	5,336.76	4,942.38	394.38	7.98	47,594.76	46,411.62	1,183.14	2.55	61,238.76
Misc Other Income-Office Space Rental	4,073.70	5,901.03	-1,827.33	-30.97	20,768.10	31,039.59	-10,271.49	-33.09	48,742.68
Misc Income-Antenna Rental	5,834.14	5,700.00	134.14	2.35	52,170.06	51,767.64	402.42	0.78	68,867.64
TOTAL OTHER INCOME	102,638.11	92,329.11	10,309.00	11.17	947,342.86	945,287.12	2,055.74	0.22	1,231,896.75
TOTAL INCOME	472,700.76	444,328.92	28,371.84	6.39	4,388,164.58	4,305,958.90	82,205.68	1.91	5,648,822.98

EXPENSES

ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	54,632.04	59,569.18	4,937.14	8.29	486,413.77	510,124.13	23,710.36	4.65	688,833.81
Compensated Absences	0.00	166.67	166.67	100.00	0.00	1,500.03	1,500.03	100.00	2,000.00
Employee Benefit-Health/Dental/Eye	6,480.84	10,002.96	3,522.12	35.21	61,798.35	69,700.44	7,902.09	11.34	100,110.79
Total Administrative Salaries	61,112.88	69,738.81	8,625.93	12.37	548,212.12	581,324.60	33,112.48	5.70	790,944.60
Legal Expense									
Credit/Criminal Background Checks	390.00	370.56	-19.44	-5.25	3,084.50	3,262.18	177.68	5.45	4,375.86
Tenant Screening	0.00	41.67	41.67	100.00	0.00	155.01	155.01	100.00	279.98
General Legal Expense	6,705.00	4,424.92	-2,280.08	-51.53	41,556.00	37,321.57	-4,234.43	-11.35	51,096.31
Total Legal Expense	7,095.00	4,837.15	-2,257.85	-46.68	44,640.50	40,738.76	-3,901.74	-9.58	55,752.15
Other Admin Expenses									
Staff Training	853.40	2,071.42	1,218.02	58.80	21,489.76	30,851.66	9,361.90	30.34	37,065.72
Staff Travel	1,188.90	640.00	-548.90	-85.77	27,560.37	24,136.86	-3,423.51	-14.18	26,081.96
Accounting Fees	0.00	1,048.57	1,048.57	100.00	10,164.20	11,799.95	1,635.75	13.86	12,669.37
Auditing Fees	0.00	0.00	0.00	N/A	26,984.00	26,983.90	-0.10	0.00	26,983.90
Licenses/Fees/Permits	374.00	55.75	-318.25	-570.85	7,847.00	6,308.25	-1,538.75	-24.39	6,475.50
Professional Fees/Services	510.00	429.29	-80.71	-18.80	30,379.21	25,161.75	-5,217.46	-20.74	26,454.77
Total Other Admin Expenses	2,926.30	4,245.03	1,318.73	31.07	124,424.54	125,242.37	817.83	0.65	135,731.22
Miscellaneous Admin Expenses									
Publications/Subscriptions	7.00	199.47	192.47	96.49	1,070.31	1,429.68	359.37	25.14	1,715.53
Membership Dues and Fees	0.00	500.00	500.00	100.00	2,724.00	3,224.00	500.00	15.51	3,724.00
Telephone	2,115.00	1,109.48	-1,005.52	-90.63	32,980.33	29,214.78	-3,765.55	-12.89	32,568.93
Office Supplies	550.81	1,085.83	535.02	49.27	2,323.64	3,810.48	1,486.84	39.02	6,928.10
Copier and Supplies	1,239.84	896.45	-343.39	-38.31	8,837.71	7,913.92	-923.79	-11.67	10,356.75
Cell Phones/Pagers	1,426.22	1,492.33	66.11	4.43	13,903.29	13,489.27	-414.02	-3.07	17,966.01
Payroll Services	506.19	688.98	182.79	26.53	4,803.20	5,337.44	534.24	10.01	7,437.86
Postage/Express	604.96	760.10	155.14	20.41	7,023.78	7,171.65	147.87	2.06	9,314.50
Legal Ads	515.52	144.78	-370.74	-256.07	1,182.46	871.10	-311.36	-35.74	1,265.66
Printer Supplies	0.00	50.00	50.00	100.00	475.80	308.60	-167.20	-54.18	483.60
Internet	853.25	1,179.39	326.14	27.65	8,055.51	8,234.43	178.92	2.17	11,778.49
Answering Service/Voicemail	305.93	425.56	119.63	28.11	4,030.33	4,462.22	431.89	9.68	5,766.21
Other Misc Admin Expenses	0.00	90.00	90.00	100.00	263.90	483.90	220.00	45.46	803.90
Employee Services	530.66	234.15	-296.51	-126.63	1,661.09	2,407.05	745.96	30.99	3,102.76
Employee Services - Health	105.00	0.00	-105.00	N/A	265.00	0.00	-265.00	N/A	0.00

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Commissioner Meetings	0.00	0.00	0.00	N/A	0.00	600.00	600.00	100.00	600.00
Commissioner Training	525.00	0.00	-525.00	N/A	2,099.99	4,000.00	1,900.01	47.50	4,000.00
Commissioner Travel	0.00	0.00	0.00	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	205.00	205.00	100.00	1,730.29	2,620.29	890.00	33.97	3,665.29
Bank/Credit Card Fees	13.00	250.00	237.00	94.80	570.61	964.49	393.88	40.84	1,823.49
Meetings / Seminars	0.00	305.42	305.42	100.00	4,138.14	8,969.90	4,831.76	53.87	9,807.08
Cable TV	123.91	72.62	-51.29	-70.63	1,083.88	890.09	-193.79	-21.77	1,107.62
Computer Hardware	3,478.16	2,008.34	-1,469.82	-73.19	8,066.14	7,113.00	-953.14	-13.40	9,387.94
Computer Software	0.00	200.00	200.00	100.00	267.75	467.75	200.00	42.76	667.75
Computer Supplies	0.00	687.50	687.50	100.00	0.00	1,862.50	1,862.50	100.00	3,525.00
Computer Support	1,700.80	1,977.63	276.83	14.00	14,245.04	17,965.84	3,720.80	20.71	23,854.65
Computer System Support	2,501.10	2,303.70	-197.40	-8.57	19,197.83	23,891.32	4,693.49	19.65	31,023.52
Caring, Inc. misc	-169.78	0.00	169.78	N/A	-1,805.03	-1,591.71	213.32	13.40	-1,591.71
Wildwood HA misc	0.00	200.00	200.00	100.00	265.24	1,600.00	1,334.76	83.42	2,400.00
Salem HA misc	0.00	200.00	200.00	100.00	106.10	1,289.75	1,183.65	91.77	2,400.00
HCPM - Mgmt Fee Expense	5,706.25	0.00	-5,706.25	N/A	50,908.96	0.00	-50,908.96	N/A	0.00
CPM - Property Mgmt Fee Expense	0.00	4,475.00	4,475.00	100.00	0.00	45,987.70	45,987.70	100.00	59,408.08
CPM - Bridgeton Villas Misc Expense	8,306.32	80.00	-8,226.32	-10,282.90	11,489.84	2,130.24	-9,359.60	-439.37	2,400.00
CPM - Alexa Misc Expense	0.00	0.00	0.00	N/A	500.00	500.00	0.00	0.00	500.00
Property Mgmt Fee Expense	34,819.90	31,608.26	-3,211.64	-10.16	290,636.53	287,126.84	-3,509.69	-1.22	381,951.10
Asset Mgmt Fee Expense	4,930.00	4,950.00	20.00	0.40	44,250.00	44,230.00	-20.00	-0.05	59,080.00
Bookkeeping Fee Expense	4,575.90	5,001.65	425.75	8.51	41,444.90	42,804.63	1,359.73	3.18	57,817.20
Prog Mgmt Fee Exp - JCP Antenna Rental 10%	583.41	536.67	-46.74	-8.71	6,011.60	5,352.24	-659.36	-12.32	6,962.25
Prog Mgmt Fee Exp - JCP Office Space Rental	441.47	408.77	-32.70	-8.00	1,631.33	2,224.17	592.84	26.65	3,450.48
Prog Mgmt Fee Exp - RVW Office Space Rental	24.00	27.00	3.00	11.11	192.00	201.00	9.00	4.48	282.00
Prog Mgmt Fee Exp - MVP Office Space Rental	533.67	582.16	48.49	8.33	4,240.32	4,385.77	145.45	3.32	6,132.22
Prog Mgmt Fee Exp - S8 Admin 10%	1,252.50	906.00	-346.50	-38.24	11,490.00	10,398.00	-1,092.00	-10.50	13,116.00
Contract - Fee For Service Expense	5,557.50	0.00	-5,557.50	N/A	51,148.50	31,505.50	-19,643.00	-62.35	31,505.50
Total Miscellaneous Admin Expenses	83,663.49	65,842.24	-17,821.25	-27.07	661,983.05	644,134.67	-17,848.38	-2.77	836,874.60
TOTAL ADMINISTRATIVE EXPENSES	154,797.67	144,663.23	-10,134.44	-7.01	1,379,260.21	1,391,440.40	12,180.19	0.88	1,819,302.57

TENANT SERVICES									
Tenant Services Salaries	5,126.00	5,126.00	0.00	0.00	64,742.00	46,134.00	-18,608.00	-40.33	61,512.00
Employee Benefit-Health/Dental/Eye	541.67	541.67	0.00	0.00	10,208.39	4,875.03	-5,333.36	-109.40	6,500.00
Resident Council	0.00	0.00	0.00	N/A	259.00	259.00	0.00	0.00	259.00
Tenant Svcs - Tenant Participation	0.00	125.00	125.00	100.00	467.28	1,187.26	719.98	60.64	1,962.26
Tenant Svcs - HCFC Activities-	2,202.09	2,991.90	789.81	26.40	17,622.96	19,994.40	2,371.44	11.86	28,970.61
Tenant Svcs - Food/Snacks	0.00	14.17	14.17	100.00	597.90	725.43	127.53	17.58	767.90
Tenant Svcs - Medical Supplies	0.00	0.83	0.83	100.00	0.00	7.47	7.47	100.00	10.00
Tenant Svcs - Personal Care Supplies	0.00	111.66	111.66	100.00	0.00	354.96	354.96	100.00	690.02
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	331.64	74.97	-256.67	-342.36	100.00
Tenant Svcs - Monitoring Services	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
Tenant Svcs - Moving Expenses	0.00	233.33	233.33	100.00	3,636.13	3,419.87	-216.26	-6.32	4,269.90
TOTAL TENANT SERVICES EXPENSES	7,869.76	9,154.56	1,284.80	14.03	98,165.30	77,047.42	-21,117.88	-27.41	105,061.69
Water & Sewer	25,515.66	24,713.77	-801.89	-3.24	208,185.14	204,963.97	-3,221.17	-1.57	279,105.55

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Electricity	22,129.39	28,089.77	5,960.38	21.22	197,645.38	229,213.54	31,568.16	13.77	316,523.09
Electricity-Vacant Units	135.01	147.79	12.78	8.65	2,331.97	2,299.67	-32.30	-1.40	2,803.71
Gas	12,016.44	11,329.62	-686.82	-6.06	177,170.68	151,028.35	-26,142.33	-17.31	185,486.12
Gas-Vacant Units	0.00	250.00	250.00	100.00	883.96	837.67	-46.29	-5.53	1,587.67
TOTAL UTILITY EXPENSES	59,796.50	64,530.95	4,734.45	7.34	586,217.13	588,343.20	2,126.07	0.36	785,506.14
General Maint Expense									
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	13,289.74	6,885.64	-6,404.10	-93.01	85,904.48	67,227.23	-18,677.25	-27.78	87,884.89
Maintenance Salaries	23,708.60	22,068.81	-1,639.79	-7.43	238,183.94	221,106.47	-17,077.47	-7.72	287,328.00
Maintenance Labor Overtime	3,336.97	2,169.43	-1,167.54	-53.82	30,444.61	30,003.77	-440.84	-1.47	36,518.76
Compensated Absences-Maintenance	0.00	-437.50	-437.50	-100.00	0.00	-2,187.50	-2,187.50	-100.00	-3,500.00
Employee Benefit-Health/Dental/Eye	2,853.17	6,297.21	3,444.04	54.69	23,359.64	53,901.82	30,542.18	56.66	72,801.46
Maint-On Call Service	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	450.00
Maintenance Uniforms	200.00	87.50	-112.50	-128.57	3,278.36	337.50	-2,940.86	-871.37	950.00
Maintenance Travel/Training	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,000.00
Vehicle Gas, Oil, Repairs, Supplies	2,936.87	1,780.21	-1,156.66	-64.97	11,318.18	8,674.20	-2,643.98	-30.48	14,122.20
Vehicle Title/Registration	0.00	60.62	60.62	100.00	263.00	569.86	306.86	53.85	801.74
Total General Maint Expense	46,325.35	39,111.92	-7,213.43	-18.44	406,349.33	394,080.47	-12,268.86	-3.11	511,954.17
Materials									
Materials-Electrical	437.36	740.50	303.14	40.94	2,159.18	3,108.99	949.81	30.55	5,581.72
Materials-Plumbing	536.17	1,272.61	736.44	57.87	5,419.51	7,808.70	2,389.19	30.60	11,880.54
Materials-Heating	568.82	598.03	29.21	4.88	16,764.71	17,308.84	544.13	3.14	20,171.18
Materials-Flooring	265.46	541.73	276.27	51.00	7,096.25	5,052.84	-2,043.41	-40.44	6,932.01
Materials-Paint	888.44	1,619.49	731.05	45.14	4,293.30	6,989.94	2,696.64	38.58	10,854.92
Materials-Janitorial/Cleaning	13.79	285.41	271.62	95.17	1,424.63	2,072.19	647.56	31.25	3,028.98
Materials-Lumber	1,142.47	381.18	-761.29	-199.72	5,046.07	4,512.69	-533.38	-11.82	5,656.19
Materials-Maintenance Supplies	0.00	12.08	12.08	100.00	0.00	44.57	44.57	100.00	80.85
Materials-Grounds	211.19	1,537.73	1,326.54	86.27	5,106.53	11,227.98	6,121.45	54.52	15,847.99
Materials-Miscellaneous	1,099.52	1,950.50	850.98	43.63	306.74	3,241.82	2,935.08	90.54	9,098.93
Materials-Equipment Repairs	0.00	469.88	469.88	100.00	1,780.60	2,425.90	645.30	26.60	3,835.40
Materials-Appliance Parts	482.08	113.87	-368.21	-323.36	775.42	704.00	-71.42	-10.14	1,245.57
Materials-Safety Equipment	1,654.48	1,017.65	-636.83	-62.58	3,336.14	4,145.05	808.91	19.52	7,312.98
Materials-Hardware	60.08	317.13	257.05	81.06	756.66	1,409.25	652.59	46.31	2,510.68
Materials-Glass/Screens	0.00	674.85	674.85	100.00	4,219.63	3,423.00	-796.63	-23.27	5,512.51
Materials-Doors / Keys	368.53	1,151.67	783.14	68.00	5,402.01	6,127.14	725.13	11.83	9,682.19
Materials-Drywall/Plaster	225.58	37.50	-188.08	-501.55	923.18	112.50	-810.68	-720.60	225.00
Materials-Extermination/Pest Control	0.00	500.00	500.00	100.00	270.00	2,520.00	2,250.00	89.29	3,020.00
Materials-Tools	33.09	533.33	500.24	93.80	879.74	2,271.67	1,391.93	61.27	4,371.70
Materials-Cabinets	0.00	1,000.00	1,000.00	100.00	17.28	3,030.00	3,012.72	99.43	6,060.00
Materials-HCFC-Fitness Equipment	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	249.98
Total Materials	7,987.06	14,796.81	6,809.75	46.02	65,977.58	87,662.08	21,684.50	24.74	133,159.32
Contract Costs									
Contract-Elevator Monitoring	2,716.84	3,698.15	981.31	26.54	21,497.33	24,441.26	2,943.93	12.04	35,537.42
Contract-Trash Removal	3,851.63	4,693.40	841.77	17.94	34,988.03	37,244.04	2,256.01	6.06	51,324.24
Contract-Extermination/Pest Control	2,259.40	7,090.93	4,831.53	68.14	33,370.80	46,128.89	12,758.09	27.66	67,465.18
Contract-Grounds	6,362.86	2,487.50	-3,875.36	-155.79	15,910.72	9,047.50	-6,863.22	-75.86	14,925.00
Contract-Unit Cleaning/Prep	0.00	791.67	791.67	100.00	0.00	2,375.01	2,375.01	100.00	5,449.98

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

Budget Comparison

Period = Jun 2013

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Contract-Fire Alarm	886.40	921.60	35.20	3.82	12,803.24	13,110.37	307.13	2.34	15,725.17
Contract-Boilers	0.00	265.00	265.00	100.00	800.00	1,595.00	795.00	49.84	2,395.00
Contract-Floor Covering	0.00	416.67	416.67	100.00	1,127.50	2,377.51	1,250.01	52.58	3,627.48
Contract-HVAC	0.00	2,654.17	2,654.17	100.00	0.00	8,902.51	8,902.51	100.00	16,964.98
Contract-Janitorial/Cleaning	0.00	181.25	181.25	100.00	0.00	793.75	793.75	100.00	1,587.50
Contract-Alarm System Monitoring	0.00	478.07	478.07	100.00	5,427.97	5,689.74	261.77	4.60	7,123.95
Contract-Auto Lease	0.00	166.67	166.67	100.00	0.00	500.01	500.01	100.00	999.98
Contract-Carpet Cleaning	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	600.00
Contract-Electrical	2,311.61	817.50	-1,494.11	-182.77	3,111.61	2,452.50	-659.11	-26.88	5,205.00
Contract-Plumbing	0.00	2,989.17	2,989.17	100.00	8,198.01	13,476.50	5,278.49	39.17	22,463.97
Contract-Roofing	0.00	375.00	375.00	100.00	3,620.00	3,255.00	-365.00	-11.21	4,430.00
Contract-Painting	0.00	287.50	287.50	100.00	497.50	1,360.00	862.50	63.42	2,122.50
Contract-Consultants	0.00	0.00	0.00	N/A	180.00	180.00	0.00	0.00	180.00
Contract-Energy Audit	0.00	291.58	291.58	100.00	0.00	2,624.22	2,624.22	100.00	3,499.00
Contract-Human Resources	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
Total Contract Costs	18,388.74	28,705.83	10,317.09	35.94	141,532.71	176,153.81	34,621.10	19.65	262,226.35
TOTAL MAINTENANCE EXPENSES	72,701.15	82,614.56	9,913.41	12.00	613,859.62	657,896.36	44,036.74	6.69	907,339.84
GENERAL EXPENSES									
Insurance	16,032.81	10,816.41	-5,216.40	-48.23	142,672.10	127,016.12	-15,655.98	-12.33	159,472.59
PILOT-Payments in Lieu of Taxes	7,334.04	5,413.57	-1,920.47	-35.48	65,263.62	59,713.04	-5,550.58	-9.30	75,956.22
Employee Benefits-Health/Dental/Optical	-448.59	550.00	998.59	181.56	-5,482.01	2,906.86	8,388.87	288.59	4,556.86
Employee Benefits-Pension	13,292.57	8,267.71	-5,024.86	-60.78	131,453.74	116,379.25	-15,074.49	-12.95	141,194.90
Employer Tax Expense	7,877.77	7,214.22	-663.55	-9.20	72,996.80	70,156.92	-2,839.88	-4.05	91,810.81
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	1,359.13	1,200.00	-159.13	-13.26	23,452.54	21,488.50	-1,964.04	-9.14	25,088.50
Lease Enforcement Fee For Service Expense	2,840.04	2,722.29	-117.75	-4.33	23,824.78	23,155.97	-668.81	-2.89	31,332.96
TOTAL GENERAL EXPENSES	48,287.77	36,184.20	-12,103.57	-33.45	454,375.57	421,010.66	-33,364.91	-7.92	529,606.84
HOUSING ASSISTANCE PAYMENTS									
Housing Assistance Payments	116,072.00	107,405.00	-8,667.00	-8.07	1,026,504.00	996,557.00	-29,947.00	-3.00	1,318,772.00
URP-Tenant Utility Reimbursement Payments	1,859.00	0.00	-1,859.00	N/A	14,932.00	9,564.00	-5,368.00	-56.13	9,564.00
FSS Escrow Payments	0.00	0.00	0.00	N/A	-21,963.30	-21,963.30	0.00	0.00	-21,963.30
Port-Out HAP Housing Assistance Payments	4,428.00	0.00	-4,428.00	N/A	29,080.00	15,796.00	-13,284.00	-84.10	15,796.00
Port-Out Administrative Fees	212.25	0.00	-212.25	N/A	1,766.17	1,068.32	-697.85	-65.32	1,068.32
URP-PH-Tenant Utility Reimbursement-Public Hc	197.00	0.00	-197.00	N/A	1,569.00	978.00	-591.00	-60.43	978.00
TOTAL HOUSING ASSISTANCE PAYMENTS	122,768.25	107,405.00	-15,363.25	-14.30	1,051,887.87	1,002,000.02	-49,887.85	-4.98	1,324,215.02
FINANCING EXPENSE									
Interest Expense-Ford	41.63	0.00	-41.63	N/A	582.37	439.87	-142.50	-32.40	439.87
Interest Expense - Energy Performance Contrac	2,672.09	2,056.08	-616.01	-29.96	24,251.23	22,403.20	-1,848.03	-8.25	28,581.53
TOTAL FINANCING EXPENSES	2,713.72	2,056.08	-657.64	-31.99	24,833.60	22,843.07	-1,990.53	-8.71	29,021.40
NON-OPERATING ITEMS									
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
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	-75,382.76	0.00	75,382.76	N/A	0.00

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

Period = Jun 2013

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL EXPENSES	468,934.82	446,608.58	-22,326.24	-5.00	4,133,216.54	4,160,581.13	27,364.59	0.66	5,500,053.50
NET INCOME	3,765.94	-2,279.66	6,045.60	265.20	254,948.04	145,377.77	109,570.27	75.37	148,769.48