

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

## Budget Comparison

Period = Jul 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	137,196.91	116,730.44	20,466.47	17.53	1,359,350.03	1,275,410.38	83,939.65	6.58	1,508,876.22
Total Rental Income	137,196.91	116,730.44	20,466.47	17.53	1,359,350.03	1,275,410.38	83,939.65	6.58	1,508,876.22
Other Tenant Income									
Laundry and Vending	0.00	250.06	-250.06	-100.00	7,288.79	7,538.85	-250.06	-3.32	7,538.85
Cleaning Fee	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
Damages	219.25	0.00	219.25	N/A	1,898.79	110.00	1,788.79	1,626.17	110.00
NSF Charges	50.00	0.00	50.00	N/A	275.00	150.00	125.00	83.33	150.00
Tenant Owned / Excess Utilities	7,287.00	1,000.00	6,287.00	628.70	16,062.77	6,666.44	9,396.33	140.95	8,666.44
Other Misc.Tenant Charges	94.11	0.00	94.11	N/A	1,639.11	1,325.00	314.11	23.71	1,325.00
Total Other Tenant Income	7,650.36	1,250.06	6,400.30	512.00	27,214.46	15,790.29	11,424.17	72.35	17,790.29
NET TENANT INCOME	144,847.27	117,980.50	26,866.77	22.77	1,386,564.49	1,291,200.67	95,363.82	7.39	1,526,666.51
<b>GRANT INCOME</b>									
HUD PHA Operating Grants/Subsidy	109,775.00	112,579.87	-2,804.87	-2.49	1,231,023.00	1,233,328.98	-2,305.98	-0.19	1,458,488.72
Other Grants	4,369.50	0.00	4,369.50	N/A	58,865.00	0.00	58,865.00	N/A	0.00
Capital Fund Grants	0.00	4,369.50	-4,369.50	-100.00	0.00	43,695.00	-43,695.00	-100.00	52,434.00
TOTAL GRANT INCOME	114,144.50	116,949.37	-2,804.87	-2.40	1,289,888.00	1,277,023.98	12,864.02	1.01	1,510,922.72
<b>OTHER INCOME</b>									
Interest Income	1,156.46	182.59	973.87	533.36	7,934.40	5,741.72	2,192.68	38.19	6,106.90
Investment Income	0.13	2.00	-1.87	-93.50	14.42	21.22	-6.80	-32.05	24.33
CPM - Property Mgnt Fee Income	11,033.00	6,067.00	4,966.00	81.85	106,004.52	99,594.52	6,410.00	6.44	111,728.52
Property Mgnt Fee Income	34,752.61	31,608.00	3,144.61	9.95	324,889.14	318,234.06	6,655.08	2.09	381,452.20
Asset Mgnt Fee Income	4,930.00	4,950.00	-20.00	-0.40	49,680.00	49,680.00	0.00	0.00	59,580.00
Bookkeeping Fee Income	5,151.81	4,980.00	171.81	3.45	46,596.71	47,717.30	-1,120.59	-2.35	57,678.00
Prog Mgnt Fee Inc - JCP Antenna Rental 10%	0.00	577.00	-577.00	-100.00	5,141.97	5,699.74	-557.77	-9.79	6,841.58
Prog Mgnt Fee Inc - JCP Office Space Rental 10%	96.00	366.00	-270.00	-73.77	2,053.82	2,788.35	-734.53	-26.34	3,535.98
Prog Mgnt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	240.00	240.00	0.00	0.00	288.00
Prog Mgnt Fee Inc - MVP Office Space Rental 10%	533.67	533.67	0.00	0.00	5,293.13	5,293.13	0.00	0.00	6,360.47
Prog Mgnt Fee Inc - Capital Fund 8%	4,024.71	4,024.71	0.00	0.00	40,247.10	40,247.10	0.00	0.00	48,296.52
Prog Mgnt Fee Inc - HCFC 10% NetInc	789.15	846.26	-57.11	-6.75	5,909.42	7,540.70	-1,631.28	-21.63	9,233.26
Prog Mgnt Fee Inc - HCPM 10% NetInc	198.81	195.49	3.32	1.70	2,521.72	2,830.16	-308.44	-10.90	3,221.15
Prog Mgnt Fee Inc - Wildwood HA	6,666.67	6,666.66	0.01	0.00	65,000.02	59,416.63	5,583.39	9.40	72,750.01
Prog Mgnt Fee Inc - S8 Admin 10%	1,252.50	906.00	346.50	38.24	12,742.50	11,304.00	1,438.50	12.73	13,116.10
Prog Mgnt Fee Inc - Salem HA	7,083.33	7,083.33	0.00	0.00	42,499.98	63,749.97	-21,249.99	-33.33	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	2,366.70	2,378.00	-11.30	-0.48	26,191.48	24,501.10	1,690.38	6.90	29,257.10
Maintenance Fee For Service Income	12,655.47	5,064.49	7,590.98	149.89	109,943.25	97,295.33	12,647.92	13.00	107,424.34
Fraud Recovery - S8 HAP	0.00	1,581.50	-1,581.50	-100.00	0.00	6,326.00	-6,326.00	-100.00	9,489.00
Miscellaneous Other Income	4,753.36	1,111.00	3,642.36	327.85	49,774.55	45,353.51	4,421.04	9.75	47,076.15
Misc Other Income-Buck St Office Rental	5,336.76	4,942.38	394.38	7.98	52,931.52	51,354.00	1,577.52	3.07	61,238.76

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Misc Other Income-Office Space Rental	1,200.00	5,901.03	-4,701.03	-79.66	21,968.10	36,940.62	-14,972.52	-40.53	48,742.68
Misc Income-Antenna Rental	5,834.14	5,700.00	134.14	2.35	58,004.20	57,467.64	536.56	0.93	68,867.64
TOTAL OTHER INCOME	109,839.28	95,691.11	14,148.17	14.79	1,055,191.95	1,039,336.80	15,855.15	1.53	1,230,225.32
<b>TOTAL INCOME</b>	<b>368,831.05</b>	<b>330,620.98</b>	<b>38,210.07</b>	<b>11.56</b>	<b>3,731,644.44</b>	<b>3,607,561.45</b>	<b>124,082.99</b>	<b>3.44</b>	<b>4,267,814.55</b>

### EXPENSES

#### ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	56,522.86	53,365.02	-3,157.84	-5.92	506,166.31	520,793.13	14,626.82	2.81	627,525.31
Compensated Absences	0.00	166.67	166.67	100.00	0.00	1,666.70	1,666.70	100.00	2,000.00
Employee Benefit-Health/Dental/Eye	8,232.37	9,402.96	1,170.59	12.45	66,340.89	74,739.41	8,398.52	11.24	93,546.80
Total Administrative Salaries	64,755.23	62,934.65	-1,820.58	-2.89	572,507.20	597,199.24	24,692.04	4.13	723,072.11
Legal Expense									
Credit/Criminal Background Checks	108.00	307.56	199.56	64.88	2,920.50	3,174.74	254.24	8.01	3,791.86
Tenant Screening	0.00	41.67	41.67	100.00	0.00	196.68	196.68	100.00	279.98
General Legal Expense	5,215.00	4,274.92	-940.08	-21.99	46,771.00	40,846.49	-5,924.51	-14.50	49,896.31
Total Legal Expense	5,323.00	4,624.15	-698.85	-15.11	49,691.50	44,217.91	-5,473.59	-12.38	53,968.15
Other Admin Expenses									
Staff Training	0.00	1,996.42	1,996.42	100.00	21,489.76	32,473.08	10,983.32	33.82	36,465.72
Staff Travel	8,810.79	610.00	-8,200.79	-1,344.39	36,237.88	24,587.99	-11,649.89	-47.38	25,828.75
Accounting Fees	0.00	218.59	218.59	100.00	9,966.92	11,821.26	1,854.34	15.69	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	49.00	55.75	6.75	12.11	7,896.00	6,364.00	-1,532.00	-24.07	6,475.50
Professional Fees/Services	4,997.50	429.29	-4,568.21	-1,064.13	33,396.71	24,551.04	-8,845.67	-36.03	25,414.77
Total Other Admin Expenses	13,857.29	3,310.05	-10,547.24	-318.64	133,471.27	124,281.27	-9,190.00	-7.39	131,140.73
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.00	36.95	36.95	100.00	1,070.31	1,341.63	271.32	20.22	1,515.53
Membership Dues and Fees	0.00	0.00	0.00	N/A	2,500.00	3,000.00	500.00	16.67	3,500.00
Telephone	2,044.03	1,109.48	-934.55	-84.23	34,392.79	29,879.19	-4,513.60	-15.11	32,123.86
Office Supplies	1,684.31	742.83	-941.48	-126.74	2,895.61	2,858.35	-37.26	-1.30	4,497.22
Copier and Supplies	1,084.89	796.45	-288.44	-36.22	7,391.21	6,882.97	-508.24	-7.38	8,458.76
Cell Phones/Pagers	1,818.24	1,413.33	-404.91	-28.65	14,603.46	13,822.50	-780.96	-5.65	16,646.58
Payroll Services	463.15	663.98	200.83	30.25	5,042.90	5,766.10	723.20	12.54	7,129.32
Postage/Express	329.92	727.10	397.18	54.63	6,401.13	6,880.23	479.10	6.96	8,194.21
Legal Ads	732.44	114.78	-617.66	-538.13	1,914.90	985.88	-929.02	-94.23	1,265.66
Printer Supplies	0.00	50.00	50.00	100.00	475.80	358.60	-117.20	-32.68	483.60
Internet	1,524.42	1,159.39	-365.03	-31.48	8,599.83	8,683.18	83.35	0.96	11,002.74
Answering Service/Voicemail	297.44	407.56	110.12	27.02	4,047.42	4,584.29	536.87	11.71	5,425.24
Other Misc Admin Expenses	0.00	90.00	90.00	100.00	263.90	573.90	310.00	54.02	803.90
Employee Services	0.00	209.15	209.15	100.00	1,644.77	2,599.88	955.11	36.74	3,086.44
Employee Services - Health	710.00	0.00	-710.00	N/A	975.00	0.00	-975.00	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	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	100.00	100.00	100.00	0.00	200.00	200.00	100.00	200.00
Marketing/Promotions/Advertising	685.00	367.50	-317.50	-86.39	2,415.29	2,800.29	385.00	13.75	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	11,886.72	6,885.64	-5,001.08	-72.63	96,073.50	73,283.23	-22,790.27	-31.10	87,055.25	
Maintenance Salaries	21,810.31	22,068.81	258.50	1.17	254,775.83	237,956.86	-16,818.97	-7.07	282,109.58	
Maintenance Labor Overtime	1,966.64	2,169.43	202.79	9.35	32,520.84	32,282.79	-238.05	-0.74	36,628.35	
Compensated Absences-Maintenance	0.00	-437.50	-437.50	-100.00	0.00	-2,625.00	-2,625.00	-100.00	-3,500.00	
Employee Benefit-Health/Dental/Eye	3,898.58	6,015.04	2,116.46	35.19	27,258.22	57,377.33	30,119.11	52.49	69,415.46	
Maint-On Call Service	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	450.00	
Maintenance Uniforms	19.99	87.50	67.51	77.15	3,298.35	425.00	-2,873.35	-676.08	950.00	
Maintenance Travel/Training	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,000.00	
Vehicle Gas, Oil, Repairs, Supplies	1,390.07	1,635.21	245.14	14.99	12,267.23	9,834.81	-2,432.42	-24.73	13,212.20	
Vehicle Title/Registration	107.76	60.62	-47.14	-77.76	370.76	555.48	184.72	33.25	726.74	
<b>Total General Maint Expense</b>	<b>41,080.07</b>	<b>38,684.75</b>	<b>-2,395.32</b>	<b>-6.19</b>	<b>440,161.85</b>	<b>423,737.62</b>	<b>-16,424.23</b>	<b>-3.88</b>	<b>501,644.70</b>	
<b>Materials</b>										
Materials-Electrical	875.06	740.50	-134.56	-18.17	3,034.24	3,849.49	815.25	21.18	5,581.72	
Materials-Plumbing	5,168.37	1,272.61	-3,895.76	-306.12	10,587.88	9,081.31	-1,506.57	-16.59	11,880.54	
Materials-Heating	897.21	598.03	-299.18	-50.03	17,661.92	17,906.87	244.95	1.37	20,171.18	
Materials-Flooring	319.13	541.73	222.60	41.09	7,415.38	5,594.57	-1,820.81	-32.55	6,932.01	
Materials-Paint	139.59	1,119.49	979.90	87.53	4,432.89	8,109.43	3,676.54	45.34	10,854.92	
Materials-Janitorial/Cleaning	0.00	285.41	285.41	100.00	1,424.63	2,357.60	932.97	39.57	3,028.98	
Materials-Lumber	5,043.25	381.18	-4,662.07	-1,223.06	10,550.46	4,893.87	-5,656.59	-115.59	5,656.19	
Materials-Maintenance Supplies	0.00	12.08	12.08	100.00	0.00	56.65	56.65	100.00	80.85	
Materials-Grounds	0.00	1,537.73	1,537.73	100.00	5,106.53	12,765.71	7,659.18	60.00	15,847.99	
Materials-Miscellaneous	457.96	1,950.50	1,492.54	76.52	764.70	5,192.32	4,427.62	85.27	9,098.93	
Materials-Equipment Repairs	0.00	469.88	469.88	100.00	1,780.60	2,895.78	1,115.18	38.51	3,835.40	
Materials-Appliance Parts	239.80	213.87	-25.93	-12.12	1,015.22	917.87	-97.35	-10.61	1,245.57	
Materials-Safety Equipment	1,605.33	1,017.65	-587.68	-57.75	4,941.47	5,162.70	221.23	4.29	7,312.98	
Materials-Hardware	245.88	317.13	71.25	22.47	1,002.54	1,726.38	723.84	41.93	2,510.68	
Materials-Glass/Screens	359.25	674.85	315.60	46.77	4,578.88	4,097.85	-481.03	-11.74	5,512.51	
Materials-Doors / Keys	917.29	1,151.67	234.38	20.35	6,319.30	7,278.81	959.51	13.18	9,682.19	
Materials-Drywall/Plaster	0.00	37.50	37.50	100.00	923.18	150.00	-773.18	-515.45	225.00	
Materials-Extermination/Pest Control	0.00	0.00	0.00	N/A	270.00	2,520.00	2,250.00	89.29	3,020.00	
Materials-Tools	143.23	533.33	390.10	73.14	1,022.97	2,805.00	1,782.03	63.53	4,371.70	
Materials-Cabinets	0.00	1,000.00	1,000.00	100.00	17.28	4,030.00	4,012.72	99.57	6,060.00	
Materials-HCFC-Fitness Equipment	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	249.98	
<b>Total Materials</b>	<b>16,411.35</b>	<b>13,896.81</b>	<b>-2,514.54</b>	<b>-18.09</b>	<b>82,850.07</b>	<b>101,558.89</b>	<b>18,708.82</b>	<b>18.42</b>	<b>133,159.32</b>	
<b>Contract Costs</b>										
Contract-Elevator Monitoring	2,716.84	3,698.15	981.31	26.54	24,214.17	28,139.41	3,925.24	13.95	35,537.42	
Contract-Trash Removal	3,862.51	4,693.40	830.89	17.70	38,850.54	41,937.44	3,086.90	7.36	51,324.24	
Contract-Extermination/Pest Control	2,029.70	7,090.93	5,061.23	71.38	35,400.50	53,219.82	17,819.32	33.48	67,465.18	
Contract-Grounds	6,362.86	2,137.50	-4,225.36	-197.68	22,273.58	11,185.00	-11,088.58	-99.14	14,925.00	
Contract-Unit Cleaning/Prep	0.00	791.67	791.67	100.00	0.00	3,166.68	3,166.68	100.00	5,449.98	
Contract-Fire Alarm	451.50	821.60	370.10	45.05	13,254.74	13,931.97	677.23	4.86	15,725.17	
Contract-Boilers	0.00	265.00	265.00	100.00	800.00	1,860.00	1,060.00	56.99	2,395.00	
Contract-Floor Covering	0.00	416.67	416.67	100.00	1,127.50	2,794.18	1,666.68	59.65	3,627.48	
Contract-HVAC	0.00	2,654.17	2,654.17	100.00	0.00	11,556.68	11,556.68	100.00	16,964.98	
Contract-Janitorial/Cleaning	0.00	181.25	181.25	100.00	0.00	975.00	975.00	100.00	1,587.50	
Contract-Alarm System Monitoring	0.00	478.07	478.07	100.00	5,427.97	6,167.81	739.84	12.00	7,123.95	

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Contract-Auto Lease	0.00	166.67	166.67	100.00	0.00	666.68	666.68	100.00	999.98
Contract-Carpet Cleaning	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	600.00
Contract-Electrical	0.00	817.50	817.50	100.00	3,111.61	3,270.00	158.39	4.84	5,205.00
Contract-Plumbing	4,100.00	2,989.17	-1,110.83	-37.16	12,298.01	16,465.67	4,167.66	25.31	22,463.97
Contract-Roofing	0.00	375.00	375.00	100.00	3,620.00	3,630.00	10.00	0.28	4,430.00
Contract-Painting	800.00	287.50	-512.50	-178.26	1,297.50	1,647.50	350.00	21.24	2,122.50
Contract-Energy Audit	0.00	291.58	291.58	100.00	0.00	2,915.80	2,915.80	100.00	3,499.00
Contract-Human Resources	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	600.00
<b>Total Contract Costs</b>	<b>20,323.41</b>	<b>28,405.83</b>	<b>8,082.42</b>	<b>28.45</b>	<b>161,676.12</b>	<b>204,379.64</b>	<b>42,703.52</b>	<b>20.89</b>	<b>262,046.35</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>77,814.83</b>	<b>80,987.39</b>	<b>3,172.56</b>	<b>3.92</b>	<b>684,688.04</b>	<b>729,676.15</b>	<b>44,988.11</b>	<b>6.17</b>	<b>896,850.37</b>
<b>GENERAL EXPENSES</b>									
Insurance	15,159.62	10,493.41	-4,666.21	-44.47	150,039.49	131,377.92	-18,661.57	-14.20	152,365.43
PILOT-Payments in Lieu of Taxes	7,334.04	5,413.57	-1,920.47	-35.48	72,597.66	65,126.61	-7,471.05	-11.47	75,956.22
Employee Benefits-Health/Dental/Optical	-655.19	550.00	1,205.19	219.13	-6,137.20	3,456.86	9,594.06	277.54	4,556.86
Employee Benefits-Pension	12,570.94	8,003.71	-4,567.23	-57.06	136,029.83	117,761.00	-18,268.83	-15.51	133,779.58
Employer Tax Expense	7,252.06	6,906.22	-345.84	-5.01	76,712.39	73,655.69	-3,056.70	-4.15	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	1,804.12	1,200.00	-604.12	-50.34	25,248.06	22,688.50	-2,559.56	-11.28	25,088.50
Lease Enforcement Fee For Service Expense	2,344.16	2,722.29	378.13	13.89	26,168.94	25,878.26	-290.68	-1.12	31,332.96
<b>TOTAL GENERAL EXPENSES</b>	<b>45,809.75</b>	<b>35,289.20</b>	<b>-10,520.55</b>	<b>-29.81</b>	<b>480,853.17</b>	<b>440,138.84</b>	<b>-40,714.33</b>	<b>-9.25</b>	<b>510,745.99</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>									
URP-PH-Tenant Utility Reimbursement-Public H	197.00	0.00	-197.00	N/A	1,766.00	978.00	-788.00	-80.57	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>1,766.00</b>	<b>978.00</b>	<b>-788.00</b>	<b>-80.57</b>	<b>978.00</b>
<b>FINANCING EXPENSE</b>									
Interest Expense-Ford	35.70	0.00	-35.70	N/A	618.07	439.87	-178.20	-40.51	439.87
Interest Expense - Energy Performance Contrac	2,672.09	2,056.08	-616.01	-29.96	26,923.32	24,459.28	-2,464.04	-10.07	28,581.53
<b>TOTAL FINANCING EXPENSES</b>	<b>2,707.79</b>	<b>2,056.08</b>	<b>-651.71</b>	<b>-31.70</b>	<b>27,541.39</b>	<b>24,899.15</b>	<b>-2,642.24</b>	<b>-10.61</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>353,368.15</b>	<b>325,344.63</b>	<b>-28,023.52</b>	<b>-8.61</b>	<b>3,331,438.89</b>	<b>3,373,522.29</b>	<b>42,083.40</b>	<b>1.25</b>	<b>4,029,583.80</b>
<b>NET INCOME</b>	<b>15,462.90</b>	<b>5,276.35</b>	<b>10,186.55</b>	<b>193.06</b>	<b>400,205.55</b>	<b>234,039.16</b>	<b>166,166.39</b>	<b>71.00</b>	<b>238,230.75</b>