

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

Period = Aug 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	139,319.00	116,730.44	22,588.56	19.35	1,498,669.03	1,392,140.82	106,528.21	7.65	1,508,876.22
Total Rental Income	139,319.00	116,730.44	22,588.56	19.35	1,498,669.03	1,392,140.82	106,528.21	7.65	1,508,876.22
Other Tenant Income									
Laundry and Vending	0.00	0.00	0.00	N/A	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	30.00	0.00	30.00	N/A	1,928.79	110.00	1,818.79	1,653.45	110.00
NSF Charges	25.00	0.00	25.00	N/A	300.00	150.00	150.00	100.00	150.00
Tenant Owned / Excess Utilities	4,515.00	1,000.00	3,515.00	351.50	20,577.77	7,666.44	12,911.33	168.41	8,666.44
Other Misc.Tenant Charges	113.00	0.00	113.00	N/A	1,752.11	1,325.00	427.11	32.23	1,325.00
Total Other Tenant Income	4,683.00	1,000.00	3,683.00	368.30	31,897.46	16,790.29	15,107.17	89.98	17,790.29
NET TENANT INCOME	144,002.00	117,730.44	26,271.56	22.32	1,530,566.49	1,408,931.11	121,635.38	8.63	1,526,666.51
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	109,774.00	112,579.87	-2,805.87	-2.49	1,340,797.00	1,345,908.85	-5,111.85	-0.38	1,458,488.72
Other Grants	4,369.50	0.00	4,369.50	N/A	63,234.50	0.00	63,234.50	N/A	0.00
Capital Fund Grants	0.00	4,369.50	-4,369.50	-100.00	0.00	48,064.50	-48,064.50	-100.00	52,434.00
TOTAL GRANT INCOME	114,143.50	116,949.37	-2,805.87	-2.40	1,404,031.50	1,393,973.35	10,058.15	0.72	1,510,922.72
OTHER INCOME									
Interest Income	799.53	182.59	616.94	337.88	8,733.93	5,924.31	2,809.62	47.43	6,106.90
Investment Income	0.13	2.00	-1.87	-93.50	14.55	23.22	-8.67	-37.34	24.33
CPM - Property Mgnt Fee Income	11,033.00	6,067.00	4,966.00	81.85	117,037.52	105,661.52	11,376.00	10.77	111,728.52
Property Mgnt Fee Income	34,068.57	31,608.00	2,460.57	7.78	358,957.71	349,842.06	9,115.65	2.61	381,452.20
Asset Mgnt Fee Income	8,325.50	4,950.00	3,375.50	68.19	58,005.50	54,630.00	3,375.50	6.18	59,580.00
Bookkeeping Fee Income	4,604.30	4,980.00	-375.70	-7.54	51,201.01	52,697.30	-1,496.29	-2.84	57,678.00
Prog Mgnt Fee Inc - JCP Antenna Rental 10%	583.41	577.00	6.41	1.11	5,725.38	6,276.74	-551.36	-8.78	6,841.58
Prog Mgnt Fee Inc - JCP Office Space Rental 10%	96.00	366.00	-270.00	-73.77	2,149.82	3,154.35	-1,004.53	-31.85	3,535.98
Prog Mgnt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	264.00	264.00	0.00	0.00	288.00
Prog Mgnt Fee Inc - MVP Office Space Rental 10%	533.67	533.67	0.00	0.00	5,826.80	5,826.80	0.00	0.00	6,360.47
Prog Mgnt Fee Inc - Capital Fund 8%	4,024.71	4,024.71	0.00	0.00	44,271.81	44,271.81	0.00	0.00	48,296.52
Prog Mgnt Fee Inc - HCFC 10% NetInc	564.40	846.26	-281.86	-33.31	6,473.82	8,386.96	-1,913.14	-22.81	9,233.26
Prog Mgnt Fee Inc - HCPM 10% NetInc	223.84	195.49	28.35	14.50	2,745.56	3,025.65	-280.09	-9.26	3,221.15
Prog Mgnt Fee Inc - Wildwood HA	6,666.67	6,666.69	-0.02	0.00	71,666.69	66,083.32	5,583.37	8.45	72,750.01
Prog Mgnt Fee Inc - S8 Admin 10%	1,245.00	906.00	339.00	37.42	13,987.50	12,210.00	1,777.50	14.56	13,116.10
Prog Mgnt Fee Inc - Salem HA	14,166.66	7,083.33	7,083.33	100.00	56,666.64	70,833.30	-14,166.66	-20.00	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	0.00	2,378.00	-2,378.00	-100.00	26,191.48	26,879.10	-687.62	-2.56	29,257.10
Maintenance Fee For Service Income	19,133.27	5,064.49	14,068.78	277.79	129,076.52	102,359.82	26,716.70	26.10	107,424.34
Fraud Recovery - S8 HAP	0.00	1,581.50	-1,581.50	-100.00	0.00	7,907.50	-7,907.50	-100.00	9,489.00
Miscellaneous Other Income	2,640.28	611.00	2,029.28	332.12	52,414.83	45,964.51	6,450.32	14.03	47,076.15
Misc Other Income-Buck St Office Rental	5,336.76	4,942.38	394.38	7.98	58,268.28	56,296.38	1,971.90	3.50	61,238.76

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Budget Comparison

Period = Aug 2013

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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	23,168.10	42,841.65	-19,673.55	-45.92	48,742.68
Misc Income-Antenna Rental	5,834.14	5,700.00	134.14	2.35	63,838.34	63,167.64	670.70	1.06	68,867.64
TOTAL OTHER INCOME	121,103.84	95,191.14	25,912.70	27.22	1,176,295.79	1,134,527.94	41,767.85	3.68	1,230,225.32
TOTAL INCOME	379,249.34	329,870.95	49,378.39	14.97	4,110,893.78	3,937,432.40	173,461.38	4.41	4,267,814.55

EXPENSES

ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	98,238.29	53,365.02	-44,873.27	-84.09	604,404.60	574,158.15	-30,246.45	-5.27	627,525.31
Compensated Absences	0.00	166.67	166.67	100.00	0.00	1,833.37	1,833.37	100.00	2,000.00
Employee Benefit-Health/Dental/Eye	9,056.09	9,402.96	346.87	3.69	75,396.98	84,142.37	8,745.39	10.39	93,546.80
Total Administrative Salaries	107,294.38	62,934.65	-44,359.73	-70.49	679,801.58	660,133.89	-19,667.69	-2.98	723,072.11
Legal Expense									
Credit/Criminal Background Checks	543.00	307.56	-235.44	-76.55	3,463.50	3,482.30	18.80	0.54	3,791.86
Tenant Screening	0.00	41.67	41.67	100.00	0.00	238.35	238.35	100.00	279.98
General Legal Expense	14,475.75	4,524.92	-9,950.83	-219.91	61,391.75	45,371.41	-16,020.34	-35.31	49,896.31
Total Legal Expense	15,018.75	4,874.15	-10,144.60	-208.13	64,855.25	49,092.06	-15,763.19	-32.11	53,968.15
Other Admin Expenses									
Staff Training	5,835.02	1,996.42	-3,838.60	-192.27	27,324.78	34,469.50	7,144.72	20.73	36,465.72
Staff Travel	3,939.18	610.00	-3,329.18	-545.77	40,177.06	25,197.99	-14,979.07	-59.45	25,828.75
Accounting Fees	500.00	218.59	-281.41	-128.74	10,466.92	12,039.85	1,572.93	13.06	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	76.00	55.75	-20.25	-36.32	7,972.00	6,419.75	-1,552.25	-24.18	6,475.50
Professional Fees/Services	9,278.00	429.29	-8,848.71	-2,061.24	42,674.71	24,980.33	-17,694.38	-70.83	25,414.77
Total Other Admin Expenses	19,628.20	3,310.05	-16,318.15	-492.99	153,099.47	127,591.32	-25,508.15	-19.99	131,140.73
Miscellaneous Admin Expenses									
Publications/Subscriptions	278.45	36.95	-241.50	-653.59	1,348.76	1,378.58	29.82	2.16	1,515.53
Membership Dues and Fees	342.00	0.00	-342.00	N/A	2,842.00	3,000.00	158.00	5.27	3,500.00
Telephone	1,726.51	1,109.48	-617.03	-55.61	36,119.30	30,988.67	-5,130.63	-16.56	32,123.86
Office Supplies	2,650.06	742.83	-1,907.23	-256.75	5,545.67	3,601.18	-1,944.49	-54.00	4,497.22
Copier and Supplies	935.73	796.45	-139.28	-17.49	8,326.94	7,679.42	-647.52	-8.43	8,458.76
Cell Phones/Pagers	2,111.85	1,413.33	-698.52	-49.42	16,777.41	15,235.83	-1,541.58	-10.12	16,646.58
Payroll Services	851.70	663.98	-187.72	-28.27	5,894.60	6,430.08	535.48	8.33	7,129.32
Postage/Express	191.67	727.10	535.43	73.64	6,592.80	7,607.33	1,014.53	13.34	8,194.21
Legal Ads	119.97	145.18	25.21	17.36	2,034.87	1,131.06	-903.81	-79.91	1,265.66
Printer Supplies	333.98	50.00	-283.98	-567.96	809.78	408.60	-401.18	-98.18	483.60
Internet	958.32	1,159.39	201.07	17.34	9,558.15	9,842.57	284.42	2.89	11,002.74
Answering Service/Voicemail	334.36	407.56	73.20	17.96	4,381.78	4,991.85	610.07	12.22	5,425.24
Other Misc Admin Expenses	932.96	90.00	-842.96	-936.62	1,196.86	663.90	-532.96	-80.28	803.90
Employee Services	200.59	209.15	8.56	4.09	1,845.36	2,809.03	963.67	34.31	3,086.44
Employee Services - Health	0.00	0.00	0.00	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	0.00	0.00	N/A	0.00	200.00	200.00	100.00	200.00
Marketing/Promotions/Advertising	0.00	167.50	167.50	100.00	2,415.29	2,967.79	552.50	18.62	3,365.29

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Budget Comparison

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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	15,508.46	6,885.64	-8,622.82	-125.23	111,581.96	80,168.87	-31,413.09	-39.18	87,055.25
Maintenance Salaries	32,701.43	22,068.86	-10,632.57	-48.18	287,477.26	260,025.72	-27,451.54	-10.56	282,109.58
Maintenance Labor Overtime	4,671.36	2,169.43	-2,501.93	-115.33	37,192.20	34,452.22	-2,739.98	-7.95	36,628.35
Compensated Absences-Maintenance	0.00	-437.50	-437.50	-100.00	0.00	-3,062.50	-3,062.50	-100.00	-3,500.00
Employee Benefit-Health/Dental/Eye	2,430.12	6,015.04	3,584.92	59.60	29,688.34	63,392.37	33,704.03	53.17	69,415.46
Maint-On Call Service	0.00	75.00	75.00	100.00	0.00	375.00	375.00	100.00	450.00
Maintenance Uniforms	0.00	87.50	87.50	100.00	3,298.35	512.50	-2,785.85	-543.58	950.00
Maintenance Travel/Training	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	1,000.00
Vehicle Gas, Oil, Repairs, Supplies	882.35	1,735.21	852.86	49.15	13,149.58	11,570.02	-1,579.56	-13.65	13,212.20
Vehicle Title/Registration	139.50	110.62	-28.88	-26.11	510.26	666.10	155.84	23.40	726.74
Total General Maint Expense	56,333.22	38,834.80	-17,498.42	-45.06	496,495.07	462,572.42	-33,922.65	-7.33	501,644.70
Materials									
Materials-Electrical	264.73	740.50	475.77	64.25	3,298.97	4,589.99	1,291.02	28.13	5,581.72
Materials-Plumbing	1,378.51	1,272.61	-105.90	-8.32	11,966.39	10,353.92	-1,612.47	-15.57	11,880.54
Materials-Heating	10,713.14	1,398.03	-9,315.11	-666.30	28,375.06	19,304.90	-9,070.16	-46.98	20,171.18
Materials-Flooring	3,726.00	541.73	-3,184.27	-587.80	11,141.38	6,136.30	-5,005.08	-81.57	6,932.01
Materials-Paint	85.44	1,119.49	1,034.05	92.37	4,518.33	9,228.92	4,710.59	51.04	10,854.92
Materials-Janitorial/Cleaning	94.46	285.41	190.95	66.90	1,519.09	2,643.01	1,123.92	42.52	3,028.98
Materials-Lumber	579.58	381.18	-198.40	-52.05	11,130.04	5,275.05	-5,854.99	-110.99	5,656.19
Materials-Maintenance Supplies	0.00	12.08	12.08	100.00	0.00	68.73	68.73	100.00	80.85
Materials-Grounds	86.04	1,537.73	1,451.69	94.40	5,192.57	14,303.44	9,110.87	63.70	15,847.99
Materials-Miscellaneous	1,252.22	1,950.50	698.28	35.80	2,016.92	7,142.82	5,125.90	71.76	9,098.93
Materials-Equipment Repairs	0.00	469.88	469.88	100.00	1,780.60	3,365.66	1,585.06	47.10	3,835.40
Materials-Appliance Parts	150.00	113.87	-36.13	-31.73	1,165.22	1,031.74	-133.48	-12.94	1,245.57
Materials-Safety Equipment	3,094.35	1,017.65	-2,076.70	-204.07	8,035.82	6,180.35	-1,855.47	-30.02	7,312.98
Materials-Hardware	12.54	317.13	304.59	96.05	1,015.08	2,043.51	1,028.43	50.33	2,510.68
Materials-Glass/Screens	300.00	674.85	374.85	55.55	4,878.88	4,772.70	-106.18	-2.22	5,512.51
Materials-Doors / Keys	1,153.37	1,151.67	-1.70	-0.15	7,472.67	8,430.48	957.81	11.36	9,682.19
Materials-Drywall/Plaster	0.00	37.50	37.50	100.00	923.18	187.50	-735.68	-392.36	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	567.42	533.33	-34.09	-6.39	1,590.39	3,338.33	1,747.94	52.36	4,371.70
Materials-Cabinets	0.00	1,000.00	1,000.00	100.00	17.28	5,030.00	5,012.72	99.66	6,060.00
Materials-HCFC-Fitness Equipment	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	249.98
Total Materials	23,457.80	14,596.81	-8,860.99	-60.70	106,307.87	116,155.70	9,847.83	8.48	133,159.32
Contract Costs									
Contract-Elevator Monitoring	3,801.84	3,698.15	-103.69	-2.80	28,016.01	31,837.56	3,821.55	12.00	35,537.42
Contract-Trash Removal	4,130.44	4,693.40	562.96	11.99	42,980.98	46,630.84	3,649.86	7.83	51,324.24
Contract-Extermination/Pest Control	5,476.40	7,090.93	1,614.53	22.77	40,876.90	60,310.75	19,433.85	32.22	67,465.18
Contract-Grounds	8,197.86	2,002.50	-6,195.36	-309.38	30,471.44	13,187.50	-17,283.94	-131.06	14,925.00
Contract-Unit Cleaning/Prep	1,037.50	791.67	-245.83	-31.05	1,037.50	3,958.35	2,920.85	73.79	5,449.98
Contract-Fire Alarm	51.50	821.60	770.10	93.73	13,306.24	14,753.57	1,447.33	9.81	15,725.17
Contract-Boilers	0.00	265.00	265.00	100.00	800.00	2,125.00	1,325.00	62.35	2,395.00
Contract-Window Washing	480.00	0.00	-480.00	N/A	480.00	0.00	-480.00	N/A	0.00
Contract-Floor Covering	0.00	416.67	416.67	100.00	1,127.50	3,210.85	2,083.35	64.88	3,627.48
Contract-HVAC	0.00	2,654.17	2,654.17	100.00	0.00	14,210.85	14,210.85	100.00	16,964.98
Contract-Janitorial/Cleaning	0.00	431.25	431.25	100.00	0.00	1,406.25	1,406.25	100.00	1,587.50

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Contract-Alarm System Monitoring	7,371.08	478.07	-6,893.01	-1,441.84	12,799.05	6,645.88	-6,153.17	-92.59	7,123.95
Contract-Auto Lease	0.00	166.67	166.67	100.00	0.00	833.35	833.35	100.00	999.98
Contract-Carpet Cleaning	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	600.00
Contract-Electrical	540.93	817.50	276.57	33.83	3,652.54	4,087.50	434.96	10.64	5,205.00
Contract-Plumbing	3,090.87	2,989.17	-101.70	-3.40	15,388.88	19,454.84	4,065.96	20.90	22,463.97
Contract-Roofing	350.00	375.00	25.00	6.67	3,970.00	4,005.00	35.00	0.87	4,430.00
Contract-Painting	0.00	287.50	287.50	100.00	1,297.50	1,935.00	637.50	32.95	2,122.50
Contract-Energy Audit	0.00	291.58	291.58	100.00	0.00	3,207.38	3,207.38	100.00	3,499.00
Contract-Human Resources	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	600.00
Total Contract Costs	34,528.42	28,370.83	-6,157.59	-21.70	196,204.54	232,750.47	36,545.93	15.70	262,046.35
TOTAL MAINTENACE EXPENSES	114,319.44	81,802.44	-32,517.00	-39.75	799,007.48	811,478.59	12,471.11	1.54	896,850.37
GENERAL EXPENSES									
Insurance	15,223.66	10,493.41	-4,730.25	-45.08	168,105.20	141,871.33	-26,233.87	-18.49	152,365.43
PILOT-Payments in Lieu of Taxes	7,334.04	5,413.57	-1,920.47	-35.48	79,931.70	70,540.18	-9,391.52	-13.31	75,956.22
Employee Benefits-Health/Dental/Optical	-610.10	550.00	1,160.10	210.93	-6,747.30	4,006.86	10,754.16	268.39	4,556.86
Employee Benefits-Pension	12,570.94	8,003.71	-4,567.23	-57.06	148,600.77	125,764.71	-22,836.06	-18.16	133,779.58
Employer Tax Expense	11,700.89	6,906.22	-4,794.67	-69.43	88,414.41	80,561.91	-7,852.50	-9.75	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	2,310.51	1,200.00	-1,110.51	-92.54	27,558.57	23,888.50	-3,670.07	-15.36	25,088.50
Lease Enforcement Fee For Service Expense	0.00	2,722.29	2,722.29	100.00	26,168.94	28,600.55	2,431.61	8.50	31,332.96
TOTAL GENERAL EXPENSES	48,529.94	35,289.20	-13,240.74	-37.52	532,226.29	475,428.04	-56,798.25	-11.95	510,745.99
HOUSING ASSISTANCE PAYMENTS									
URP-PH-Tenant Utility Reimbursement-Public Ho	197.00	0.00	-197.00	N/A	1,963.00	978.00	-985.00	-100.72	978.00
TOTAL HOUSING ASSISTANCE PAYMENTS	197.00	0.00	-197.00	N/A	1,963.00	978.00	-985.00	-100.72	978.00
FINANCING EXPENSE									
Interest Expense-Ford	29.72	0.00	-29.72	N/A	647.79	439.87	-207.92	-47.27	439.87
Interest Expense - Energy Performance Contrac	2,672.09	2,056.08	-616.01	-29.96	29,595.41	26,515.36	-3,080.05	-11.62	28,581.53
TOTAL FINANCING EXPENSES	2,701.81	2,056.08	-645.73	-31.41	30,243.20	26,955.23	-3,287.97	-12.20	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
TOTAL EXPENSES	454,848.57	324,246.76	-130,601.81	-40.28	3,789,618.44	3,697,769.05	-91,849.39	-2.48	4,029,583.80
NET INCOME	-75,599.23	5,624.19	-81,223.42	-1,444.18	321,275.34	239,663.35	81,611.99	34.05	238,230.75