

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

Budget Comparison

Period = Sep 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	139,613.65	116,735.40	22,878.25	19.60	1,634,433.01	1,508,876.22	125,556.79	8.32	1,508,876.22
Total Rental Income	139,613.65	116,735.40	22,878.25	19.60	1,634,433.01	1,508,876.22	125,556.79	8.32	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	0.00	0.00	0.00	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	325.00	150.00	175.00	116.67	150.00
Tenant Owned / Excess Utilities	5,760.00	1,000.00	4,760.00	476.00	26,337.77	8,666.44	17,671.33	203.91	8,666.44
Other Misc.Tenant Charges	203.00	0.00	203.00	N/A	1,955.11	1,325.00	630.11	47.56	1,325.00
Total Other Tenant Income	5,988.00	1,000.00	4,988.00	498.80	37,885.46	17,790.29	20,095.17	112.96	17,790.29
NET TENANT INCOME	145,601.65	117,735.40	27,866.25	23.67	1,672,318.47	1,526,666.51	145,651.96	9.54	1,526,666.51
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	100,827.00	112,579.87	-11,752.87	-10.44	1,441,624.00	1,458,488.72	-16,864.72	-1.16	1,458,488.72
Other Grants	4,369.50	0.00	4,369.50	N/A	67,604.00	0.00	67,604.00	N/A	0.00
Capital Fund Grants	0.00	4,369.50	-4,369.50	-100.00	0.00	52,434.00	-52,434.00	-100.00	52,434.00
TOTAL GRANT INCOME	105,196.50	116,949.37	-11,752.87	-10.05	1,509,228.00	1,510,922.72	-1,694.72	-0.11	1,510,922.72
OTHER INCOME									
Interest Income	807.78	182.59	625.19	342.40	9,541.71	6,106.90	3,434.81	56.24	6,106.90
Investment Income	0.12	1.11	-0.99	-89.19	14.67	24.33	-9.66	-39.70	24.33
CPM - Property Mgnt Fee Income	11,033.00	6,067.00	4,966.00	81.85	135,563.06	111,728.52	23,834.54	21.33	111,728.52
Property Mgnt Fee Income	35,195.73	31,610.14	3,585.59	11.34	394,153.44	381,452.20	12,701.24	3.33	381,452.20
Asset Mgnt Fee Income	4,960.00	4,950.00	10.00	0.20	62,965.50	59,580.00	3,385.50	5.68	59,580.00
Bookkeeping Fee Income	4,529.70	4,980.70	-451.00	-9.06	55,730.71	57,678.00	-1,947.29	-3.38	57,678.00
Prog Mgnt Fee Inc - JCP Antenna Rental 10%	583.41	564.84	18.57	3.29	6,308.79	6,841.58	-532.79	-7.79	6,841.58
Prog Mgnt Fee Inc - JCP Office Space Rental 10%	96.00	381.63	-285.63	-74.84	2,245.82	3,535.98	-1,290.16	-36.49	3,535.98
Prog Mgnt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	288.00	288.00	0.00	0.00	288.00
Prog Mgnt Fee Inc - MVP Office Space Rental 10%	533.67	533.67	0.00	0.00	6,360.47	6,360.47	0.00	0.00	6,360.47
Prog Mgnt Fee Inc - Capital Fund 8%	4,024.71	4,024.71	0.00	0.00	48,296.52	48,296.52	0.00	0.00	48,296.52
Prog Mgnt Fee Inc - HCFC 10% NetInc	0.00	846.30	-846.30	-100.00	6,474.82	9,233.26	-2,758.44	-29.88	9,233.26
Prog Mgnt Fee Inc - HCPM 10% NetInc	8.10	195.50	-187.40	-95.86	2,753.66	3,221.15	-467.49	-14.51	3,221.15
Prog Mgnt Fee Inc - Wildwood HA	13,333.34	6,666.69	6,666.65	100.00	85,000.03	72,750.01	12,250.02	16.84	72,750.01
Prog Mgnt Fee Inc - S8 Admin 10%	1,230.00	906.10	323.90	35.75	15,217.50	13,116.10	2,101.40	16.02	13,116.10
Prog Mgnt Fee Inc - Salem HA	7,083.33	7,083.33	0.00	0.00	63,749.97	77,916.63	-14,166.66	-18.18	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	2,889.27	2,378.00	511.27	21.50	29,080.75	29,257.10	-176.35	-0.60	29,257.10
Maintenance Fee For Service Income	13,064.24	5,064.52	7,999.72	157.96	142,140.76	107,424.34	34,716.42	32.32	107,424.34
Fraud Recovery - S8 HAP	0.00	1,581.50	-1,581.50	-100.00	0.00	9,489.00	-9,489.00	-100.00	9,489.00
Miscellaneous Other Income	11,574.80	1,111.64	10,463.16	941.24	60,781.14	47,076.15	13,704.99	29.11	47,076.15
Misc Other Income-Buck St Office Rental	5,336.76	4,942.38	394.38	7.98	63,605.04	61,238.76	2,366.28	3.86	61,238.76

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Misc Other Income-Office Space Rental	1,200.00	5,901.03	-4,701.03	-79.66	24,368.10	48,742.68	-24,374.58	-50.01	48,742.68
Misc Income-Antenna Rental	5,834.14	5,700.00	134.14	2.35	69,672.48	68,867.64	804.84	1.17	68,867.64
TOTAL OTHER INCOME	123,342.10	95,697.38	27,644.72	28.89	1,303,922.94	1,230,225.32	73,697.62	5.99	1,230,225.32
TOTAL INCOME	374,140.25	330,382.15	43,758.10	13.24	4,485,469.41	4,267,814.55	217,654.86	5.10	4,267,814.55

EXPENSES

ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	45,890.29	53,367.16	7,476.87	14.01	644,294.89	627,525.31	-16,769.58	-2.67	627,525.31
Compensated Absences	0.00	166.63	166.63	100.00	0.00	2,000.00	2,000.00	100.00	2,000.00
Employee Benefit-Health/Dental/Eye	8,078.43	9,404.43	1,326.00	14.10	83,475.41	93,546.80	10,071.39	10.77	93,546.80
Total Administrative Salaries	53,968.72	62,938.22	8,969.50	14.25	727,770.30	723,072.11	-4,698.19	-0.65	723,072.11
Legal Expense									
Credit/Criminal Background Checks	530.00	309.56	-220.44	-71.21	4,089.50	3,791.86	-297.64	-7.85	3,791.86
Tenant Screening	0.00	41.63	41.63	100.00	0.00	279.98	279.98	100.00	279.98
General Legal Expense	7,132.00	4,524.90	-2,607.10	-57.62	68,523.75	49,896.31	-18,627.44	-37.33	49,896.31
Total Legal Expense	7,662.00	4,876.09	-2,785.91	-57.13	72,613.25	53,968.15	-18,645.10	-34.55	53,968.15
Other Admin Expenses									
Staff Training	6,105.82	1,996.22	-4,109.60	-205.87	34,398.55	36,465.72	2,067.17	5.67	36,465.72
Staff Travel	3,845.35	630.76	-3,214.59	-509.64	44,402.41	25,828.75	-18,573.66	-71.91	25,828.75
Accounting Fees	0.00	432.24	432.24	100.00	10,466.92	12,472.09	2,005.17	16.08	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	0.00	55.75	55.75	100.00	7,972.00	6,475.50	-1,496.50	-23.11	6,475.50
Professional Fees/Services	3,602.70	434.44	-3,168.26	-729.27	47,496.00	25,414.77	-22,081.23	-86.88	25,414.77
Total Other Admin Expenses	13,553.87	3,549.41	-10,004.46	-281.86	169,219.88	131,140.73	-38,079.15	-29.04	131,140.73
Miscellaneous Admin Expenses									
Publications/Subscriptions	8.02	136.95	128.93	94.14	1,356.78	1,515.53	158.75	10.47	1,515.53
Membership Dues and Fees	0.00	500.00	500.00	100.00	2,842.00	3,500.00	658.00	18.80	3,500.00
Telephone	1,624.45	1,135.19	-489.26	-43.10	37,810.38	32,123.86	-5,686.52	-17.70	32,123.86
Office Supplies	1,277.95	896.04	-381.91	-42.62	7,603.45	4,497.22	-3,106.23	-69.07	4,497.22
Copier and Supplies	1,156.76	779.34	-377.42	-48.43	8,938.60	8,458.76	-479.84	-5.67	8,458.76
Cell Phones/Pagers	3,635.29	1,410.75	-2,224.54	-157.68	20,412.70	16,646.58	-3,766.12	-22.62	16,646.58
Payroll Services	468.01	699.24	231.23	33.07	6,362.61	7,129.32	766.71	10.75	7,129.32
Postage/Express	3,048.86	586.88	-2,461.98	-419.50	9,641.66	8,194.21	-1,447.45	-17.66	8,194.21
Legal Ads	314.91	134.60	-180.31	-133.96	2,349.78	1,265.66	-1,084.12	-85.66	1,265.66
Printer Supplies	0.00	75.00	75.00	100.00	809.78	483.60	-326.18	-67.45	483.60
Internet	1,144.63	1,160.17	15.54	1.34	10,702.78	11,002.74	299.96	2.73	11,002.74
Answering Service/Voicemail	319.19	433.39	114.20	26.35	4,700.97	5,425.24	724.27	13.35	5,425.24
Other Misc Admin Expenses	0.00	140.00	140.00	100.00	1,196.86	803.90	-392.96	-48.88	803.90
Employee Services	275.00	277.41	2.41	0.87	2,120.36	3,086.44	966.08	31.30	3,086.44
Employee Services - Health	35.00	0.00	-35.00	N/A	1,010.00	0.00	-1,010.00	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	8,400.74	8,186.84	-213.90	-2.61	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	292.50	397.50	105.00	26.42	2,707.79	3,365.29	657.50	19.54	3,365.29

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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	8,543.58	6,886.38	-1,657.20	-24.06	120,125.54	87,055.25	-33,070.29	-37.99	87,055.25
Maintenance Salaries	21,668.64	22,083.86	415.22	1.88	309,145.90	282,109.58	-27,036.32	-9.58	282,109.58
Maintenance Labor Overtime	2,868.94	2,176.13	-692.81	-31.84	40,061.14	36,628.35	-3,432.79	-9.37	36,628.35
Compensated Absences-Maintenance	0.00	-437.50	-437.50	-100.00	0.00	-3,500.00	-3,500.00	-100.00	-3,500.00
Employee Benefit-Health/Dental/Eye	3,094.98	6,023.09	2,928.11	48.61	32,783.32	69,415.46	36,632.14	52.77	69,415.46
Maint-On Call Service	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	450.00
Maintenance Uniforms	495.33	437.50	-57.83	-13.22	3,793.68	950.00	-2,843.68	-299.33	950.00
Maintenance Travel/Training	0.00	125.00	125.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
Vehicle Gas, Oil, Repairs, Supplies	842.55	1,642.18	799.63	48.69	13,992.13	13,212.20	-779.93	-5.90	13,212.20
Vehicle Title/Registration	75.00	60.64	-14.36	-23.68	585.26	726.74	141.48	19.47	726.74
Total General Maint Expense	37,589.02	39,072.28	1,483.26	3.80	534,084.09	501,644.70	-32,439.39	-6.47	501,644.70
Materials									
Materials-Electrical	93.00	991.73	898.73	90.62	3,879.57	5,581.72	1,702.15	30.50	5,581.72
Materials-Plumbing	1,330.23	1,526.62	196.39	12.86	13,296.62	11,880.54	-1,416.08	-11.92	11,880.54
Materials-Heating	6,011.00	866.28	-5,144.72	-593.89	34,386.06	20,171.18	-14,214.88	-70.47	20,171.18
Materials-Flooring	0.00	795.71	795.71	100.00	11,141.38	6,932.01	-4,209.37	-60.72	6,932.01
Materials-Paint	526.72	1,626.00	1,099.28	67.61	5,045.05	10,854.92	5,809.87	53.52	10,854.92
Materials-Janitorial/Cleaning	378.60	385.97	7.37	1.91	1,897.69	3,028.98	1,131.29	37.35	3,028.98
Materials-Lumber	572.68	381.14	-191.54	-50.25	11,702.72	5,656.19	-6,046.53	-106.90	5,656.19
Materials-Maintenance Supplies	15.98	12.12	-3.86	-31.85	15.98	80.85	64.87	80.24	80.85
Materials-Grounds	2,346.91	1,544.55	-802.36	-51.95	7,539.48	15,847.99	8,308.51	52.43	15,847.99
Materials-Miscellaneous	1,578.59	1,956.11	377.52	19.30	3,595.51	9,098.93	5,503.42	60.48	9,098.93
Materials-Equipment Repairs	359.00	469.74	110.74	23.57	2,139.60	3,835.40	1,695.80	44.21	3,835.40
Materials-Appliance Parts	0.00	213.83	213.83	100.00	1,165.22	1,245.57	80.35	6.45	1,245.57
Materials-Safety Equipment	172.95	1,132.63	959.68	84.73	8,208.77	7,312.98	-895.79	-12.25	7,312.98
Materials-Hardware	398.08	467.17	69.09	14.79	1,413.16	2,510.68	1,097.52	43.71	2,510.68
Materials-Glass/Screens	178.00	739.81	561.81	75.94	5,056.88	5,512.51	455.63	8.27	5,512.51
Materials-Doors / Keys	77.51	1,251.71	1,174.20	93.81	7,550.18	9,682.19	2,132.01	22.02	9,682.19
Materials-Drywall/Plaster	0.00	37.50	37.50	100.00	1,245.50	225.00	-1,020.50	-453.56	225.00
Materials-Extermination/Pest Control	0.00	500.00	500.00	100.00	270.00	3,020.00	2,750.00	91.06	3,020.00
Materials-Tools	1,043.10	1,033.37	-9.73	-0.94	2,633.49	4,371.70	1,738.21	39.76	4,371.70
Materials-Cabinets	84.94	1,030.00	945.06	91.75	102.22	6,060.00	5,957.78	98.31	6,060.00
Materials-HCFC-Fitness Equipment	0.00	41.63	41.63	100.00	0.00	249.98	249.98	100.00	249.98
Total Materials	15,167.29	17,003.62	1,836.33	10.80	122,285.08	133,159.32	10,874.24	8.17	133,159.32
Contract Costs									
Contract-Elevator Monitoring	5,196.84	3,699.86	-1,496.98	-40.46	33,212.85	35,537.42	2,324.57	6.54	35,537.42
Contract-Trash Removal	3,868.48	4,693.40	824.92	17.58	46,849.46	51,324.24	4,474.78	8.72	51,324.24
Contract-Extermination/Pest Control	2,938.07	7,154.43	4,216.36	58.93	43,814.97	67,465.18	23,650.21	35.06	67,465.18
Contract-Grounds	7,217.86	1,737.50	-5,480.36	-315.42	37,689.30	14,925.00	-22,764.30	-152.52	14,925.00
Contract-Unit Cleaning/Prep	0.00	1,491.63	1,491.63	100.00	1,037.50	5,449.98	4,412.48	80.96	5,449.98
Contract-Fire Alarm	519.00	971.60	452.60	46.58	13,825.24	15,725.17	1,899.93	12.08	15,725.17
Contract-Boilers	0.00	270.00	270.00	100.00	800.00	2,395.00	1,595.00	66.60	2,395.00
Contract-Window Washing	0.00	0.00	0.00	N/A	480.00	0.00	-480.00	N/A	0.00
Contract-Floor Covering	1,277.50	416.63	-860.87	-206.63	2,405.00	3,627.48	1,222.48	33.70	3,627.48
Contract-HVAC	0.00	2,754.13	2,754.13	100.00	0.00	16,964.98	16,964.98	100.00	16,964.98
Contract-Janitorial/Cleaning	0.00	181.25	181.25	100.00	0.00	1,587.50	1,587.50	100.00	1,587.50

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Contract-Alarm System Monitoring	203.40	478.07	274.67	57.45	13,002.45	7,123.95	-5,878.50	-82.52	7,123.95
Contract-Auto Lease	0.00	166.63	166.63	100.00	0.00	999.98	999.98	100.00	999.98
Contract-Carpet Cleaning	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	600.00
Contract-Electrical	2,807.01	1,117.50	-1,689.51	-151.19	6,459.55	5,205.00	-1,254.55	-24.10	5,205.00
Contract-Plumbing	0.00	3,009.13	3,009.13	100.00	15,388.88	22,463.97	7,075.09	31.50	22,463.97
Contract-Roofing	2,675.00	425.00	-2,250.00	-529.41	6,645.00	4,430.00	-2,215.00	-50.00	4,430.00
Contract-Painting	0.00	187.50	187.50	100.00	1,297.50	2,122.50	825.00	38.87	2,122.50
Contract-Energy Audit	0.00	291.62	291.62	100.00	0.00	3,499.00	3,499.00	100.00	3,499.00
Contract-Human Resources	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	600.00
Total Contract Costs	26,703.16	29,295.88	2,592.72	8.85	222,907.70	262,046.35	39,138.65	14.94	262,046.35
TOTAL MAINTENACE EXPENSES	79,459.47	85,371.78	5,912.31	6.93	879,276.87	896,850.37	17,573.50	1.96	896,850.37
GENERAL EXPENSES									
Insurance	15,180.79	10,494.10	-4,686.69	-44.66	183,836.19	152,365.43	-31,470.76	-20.65	152,365.43
PILOT-Payments in Lieu of Taxes	7,333.99	5,416.04	-1,917.95	-35.41	87,265.69	75,956.22	-11,309.47	-14.89	75,956.22
Employee Benefits-Health/Dental/Optical	-479.73	550.00	1,029.73	187.22	-7,227.03	4,556.86	11,783.89	258.60	4,556.86
Employee Benefits-Pension	12,570.94	8,014.87	-4,556.07	-56.85	161,171.71	133,779.58	-27,392.13	-20.48	133,779.58
Employer Tax Expense	7,233.35	6,910.53	-322.82	-4.67	95,647.76	87,472.44	-8,175.32	-9.35	87,472.44
Bad Debt-Tenant Rents	32,379.59	0.00	-32,379.59	N/A	32,573.59	194.00	-32,379.59	-16,690.51	194.00
Security/Lease Enforcement Fee For Service	1,600.00	1,200.00	-400.00	-33.33	29,158.57	25,088.50	-4,070.07	-16.22	25,088.50
Lease Enforcement Fee For Service Expense	2,592.10	2,732.41	140.31	5.14	28,761.04	31,332.96	2,571.92	8.21	31,332.96
TOTAL GENERAL EXPENSES	78,411.03	35,317.95	-43,093.08	-122.01	611,187.52	510,745.99	-100,441.53	-19.67	510,745.99
HOUSING ASSISTANCE PAYMENTS									
URP-PH-Tenant Utility Reimbursement-Public Hc	200.00	0.00	-200.00	N/A	2,163.00	978.00	-1,185.00	-121.17	978.00
TOTAL HOUSING ASSISTANCE PAYMENTS	200.00	0.00	-200.00	N/A	2,163.00	978.00	-1,185.00	-121.17	978.00
FINANCING EXPENSE									
Interest Expense-Ford	23.70	0.00	-23.70	N/A	671.49	439.87	-231.62	-52.66	439.87
Interest Expense - Energy Performance Contrac	2,672.09	2,066.17	-605.92	-29.33	32,267.50	28,581.53	-3,685.97	-12.90	28,581.53
TOTAL FINANCING EXPENSES	2,695.79	2,066.17	-629.62	-30.47	32,938.99	29,021.40	-3,917.59	-13.50	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	402,434.19	331,814.75	-70,619.44	-21.28	4,169,487.38	4,029,583.80	-139,903.58	-3.47	4,029,583.80
NET INCOME	-28,293.94	-1,432.60	-26,861.34	-1,875.01	315,982.03	238,230.75	77,751.28	32.64	238,230.75