

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

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000 INCOME										
3100-00-000 TENANT INCOME										
3101-00-000	Rental Income									
3110-00-000	Rent Income-Gross Potential	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
3111-00-000	Tenant Rent	138,369.58	127,084.51	11,285.07	8.88	1,643,016.43	1,525,016.32	118,000.11	7.74	1,525,016.32
3119-00-000	Total Rental Income	138,369.58	127,084.51	11,285.07	8.88	1,643,066.43	1,525,016.32	118,050.11	7.74	1,525,016.32
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	5,280.96	0.00	5,280.96	N/A	36,620.18	0.00	36,620.18	N/A	0.00
3120-00-004	Late Charges	0.00	0.00	0.00	N/A	-25.00	0.00	-25.00	N/A	0.00
3120-00-006	NSF Charges	0.00	0.00	0.00	N/A	125.00	0.00	125.00	N/A	0.00
3120-00-007	Tenant Owned / Excess Utilities	5,980.00	0.00	5,980.00	N/A	27,257.00	0.00	27,257.00	N/A	0.00
3120-00-009	Other Misc.Tenant Charges	68.76	0.00	68.76	N/A	1,150.66	0.00	1,150.66	N/A	0.00
3129-00-000	Total Other Tenant Income	11,329.72	0.00	11,329.72	N/A	65,127.84	0.00	65,127.84	N/A	0.00
3199-00-000	NET TENANT INCOME	149,699.30	127,084.51	22,614.79	17.80	1,708,194.27	1,525,016.32	183,177.95	12.01	1,525,016.32
3400-00-000 GRANT INCOME										
3401-00-000	HUD PHA Operating Grants/Subsidy	123,843.00	123,563.14	279.86	0.23	1,452,121.00	1,482,759.00	-30,638.00	-2.07	1,482,759.00
3499-00-000	TOTAL GRANT INCOME	123,843.00	123,563.14	279.86	0.23	1,452,121.00	1,482,759.00	-30,638.00	-2.07	1,482,759.00
3600-00-000 OTHER INCOME										
3610-00-000	Interest Income	1,931.77	0.00	1,931.77	N/A	9,787.62	0.00	9,787.62	N/A	0.00
3611-00-000	Investment Income	0.00	0.00	0.00	N/A	0.74	0.00	0.74	N/A	0.00
3620-00-114	Computer/IT Support Income	3,802.40	0.00	3,802.40	N/A	28,565.60	0.00	28,565.60	N/A	0.00
3620-50-041	IBS - IT Services Income	127.50	0.00	127.50	N/A	1,573.00	0.00	1,573.00	N/A	0.00
3620-50-042	HCDC - Management Services Income	9,756.62	0.00	9,756.62	N/A	86,983.01	0.00	86,983.01	N/A	0.00
3620-50-100	CPM - Property Mgmt Fee Income	0.00	11,033.00	-11,033.00	-100.00	11,033.00	132,396.00	-121,363.00	-91.67	132,396.00
3620-99-710	Property Mgmt Fee Income	32,443.42	32,241.49	201.93	0.63	425,813.58	386,897.88	38,915.70	10.06	386,897.88
3620-99-720	Asset Mgmt Fee Income	4,960.00	4,960.00	0.00	0.00	59,520.00	59,520.00	0.00	0.00	59,520.00
3620-99-730	Bookkeeping Fee Income	4,741.70	4,830.00	-88.30	-1.83	56,849.60	57,960.00	-1,110.40	-1.92	57,960.00
3620-99-740	Prog Mgmt Fee Inc - JCP Antenna Rental 10%	458.12	583.37	-125.25	-21.47	6,165.90	7,000.00	-834.10	-11.92	7,000.00
3620-99-741	Prog Mgmt Fee Inc - JCP Office Space Rental 10%	96.00	191.80	-95.80	-49.95	2,649.18	2,301.60	347.58	15.10	2,301.60
3620-99-742	Prog Mgmt 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
3620-99-743	Prog Mgmt Fee Inc - MVP Office Space Rental 10%	500.00	533.63	-33.63	-6.30	6,101.01	6,404.00	-302.99	-4.73	6,404.00
3620-99-744	Prog Mgmt Fee Inc - Capital Fund 8%	3,841.33	1,823.63	2,017.70	110.64	46,096.40	21,884.00	24,212.40	110.64	21,884.00
3620-99-745	Prog Mgmt Fee Inc - HCFC 10% NetInc	0.00	833.37	-833.37	-100.00	3,598.41	10,000.00	-6,401.59	-64.02	10,000.00
3620-99-746	Prog Mgmt Fee Inc - HCPM 10% NetInc	0.00	166.63	-166.63	-100.00	1,527.47	2,000.00	-472.53	-23.63	2,000.00
3620-99-747	Prog Mgmt Fee Inc - Wildwood HA	6,666.67	6,666.63	0.04	0.00	80,000.04	80,000.00	0.04	0.00	80,000.00
3620-99-748	Prog Mgmt Fee Inc - S8 Admin 10%	1,365.00	1,027.74	337.26	32.82	16,200.00	12,333.10	3,866.90	31.35	12,333.10
3620-99-749	Prog Mgmt Fee Inc - Salem HA	11,305.33	7,083.37	4,221.96	59.60	101,887.96	85,000.00	16,887.96	19.87	85,000.00
3620-99-760	Lease Enforcement Fee For Service Income	3,155.60	2,377.97	777.63	32.70	35,401.91	28,535.64	6,866.27	24.06	28,535.64
3620-99-765	Maintenance Fee For Service Income	11,658.77	13,656.36	-1,997.59	-14.63	124,159.41	163,875.77	-39,716.36	-24.24	163,875.77
3620-99-770	Caring Licensing Fee	1,077.10	0.00	1,077.10	N/A	11,321.55	0.00	11,321.55	N/A	0.00
3650-00-000	Miscellaneous Other Income	1,329.52	1,900.00	-570.48	-30.03	43,483.11	22,800.00	20,683.11	90.72	22,800.00
3650-00-002	Misc Other Income-Buck St Office Rental	5,000.00	5,336.75	-336.75	-6.31	61,010.28	64,041.00	-3,030.72	-4.73	64,041.00
3650-00-004	Misc Other Income-Office Space Rental	3,000.00	2,158.00	842.00	39.02	40,292.70	25,896.00	14,396.70	55.59	25,896.00
3650-00-302	Misc Income-Antenna Rental	4,581.15	5,833.37	-1,252.22	-21.47	61,659.26	70,000.00	-8,340.74	-11.92	70,000.00

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3699-00-000	TOTAL OTHER INCOME	111,822.00	103,261.11	8,560.89	8.29	1,321,968.74	1,239,132.99	82,835.75	6.68	1,239,132.99
3999-00-000	TOTAL INCOME	385,364.30	353,908.76	31,455.54	8.89	4,482,284.01	4,246,908.31	235,375.70	5.54	4,246,908.31
4000-00-000 EXPENSES										
4100-00-000 ADMINISTRATIVE										
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	54,878.89	66,237.34	11,358.45	17.15	721,354.77	794,849.40	73,494.63	9.25	794,849.40
4110-00-001	Administrative Overtime	0.00	0.00	0.00	N/A	620.12	0.00	-620.12	N/A	0.00
4110-00-003	Compensated Absences	0.00	500.00	500.00	100.00	0.00	6,000.00	6,000.00	100.00	6,000.00
4110-00-004	Employee Benefit-Health/Dental/Eye	6,113.69	9,071.07	2,957.38	32.60	81,851.42	108,853.50	27,002.08	24.81	108,853.50
4110-99-000	Total Administrative Salaries	60,992.58	75,808.41	14,815.83	19.54	803,826.31	909,702.90	105,876.59	11.64	909,702.90
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	246.93	370.76	123.83	33.40	2,544.93	4,450.00	1,905.07	42.81	4,450.00
4130-00-004	General Legal Expense	4,990.00	4,329.02	-660.98	-15.27	90,513.57	51,950.00	-38,563.57	-74.23	51,950.00
4131-00-000	Total Legal Expense	5,236.93	4,699.78	-537.15	-11.43	93,058.50	56,400.00	-36,658.50	-65.00	56,400.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	3,125.00	3,125.00	100.00	13,938.65	37,500.00	23,561.35	62.83	37,500.00
4140-00-001	Staff Training - Travel Expenses	0.00	0.00	0.00	N/A	12,483.59	0.00	-12,483.59	N/A	0.00
4150-00-000	Staff Travel	540.60	3,066.63	2,526.03	82.37	20,070.41	36,800.00	16,729.59	45.46	36,800.00
4170-00-000	Accounting Fees	125.00	1,108.37	983.37	88.72	12,065.17	13,300.00	1,234.83	9.28	13,300.00
4171-00-000	Auditing Fees	1,915.35	4,766.74	2,851.39	59.82	16,502.31	57,200.00	40,697.69	71.15	57,200.00
4174-00-000	Licenses/Fees/Permits	0.00	610.49	610.49	100.00	8,352.00	7,325.00	-1,027.00	-14.02	7,325.00
4180-00-000	Office Rent	1,800.00	0.00	-1,800.00	N/A	14,400.00	0.00	-14,400.00	N/A	0.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	557.50	0.00	-557.50	N/A	0.00
4184-00-000	Professional Fees/Services	1,870.00	2,716.63	846.63	31.16	21,070.57	32,600.00	11,529.43	35.37	32,600.00
4189-00-000	Total Other Admin Expenses	6,250.95	15,393.86	9,142.91	59.39	119,440.20	184,725.00	65,284.80	35.34	184,725.00
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	7.00	112.61	105.61	93.78	1,183.84	1,350.00	166.16	12.31	1,350.00
4190-00-004	Membership Dues and Fees	300.00	260.00	-40.00	-15.38	2,361.30	3,120.00	758.70	24.32	3,120.00
4190-00-006	Telephone	1,507.85	2,066.27	558.42	27.03	18,845.05	24,797.00	5,951.95	24.00	24,797.00
4190-00-008	Office Supplies	2,950.42	385.60	-2,564.82	-665.15	24,954.62	4,625.00	-20,329.62	-439.56	4,625.00
4190-00-010	Copier and Supplies	1,118.39	661.74	-456.65	-69.01	13,768.73	7,940.00	-5,828.73	-73.41	7,940.00
4190-00-012	Cell Phones/Pagers	1,309.28	1,400.00	90.72	6.48	20,320.92	16,800.00	-3,520.92	-20.96	16,800.00
4190-00-014	Payroll Services	528.38	455.49	-72.89	-16.00	6,347.76	5,465.00	-882.76	-16.15	5,465.00
4190-00-016	Postage/Express	1,009.00	660.49	-348.51	-52.77	12,048.83	7,925.00	-4,123.83	-52.04	7,925.00
4190-00-018	Legal Ads	811.20	145.11	-666.09	-459.02	3,790.34	1,740.00	-2,050.34	-117.84	1,740.00
4190-00-020	Printer Supplies	0.00	37.50	37.50	100.00	0.00	450.00	450.00	100.00	450.00
4190-00-022	Internet	1,224.51	797.50	-427.01	-53.54	16,625.10	9,570.00	-7,055.10	-73.72	9,570.00
4190-00-024	Answering Service/Voicemail	358.88	402.66	43.78	10.87	4,460.93	4,835.00	374.07	7.74	4,835.00
4190-00-026	Other Misc Admin Expenses	0.00	139.89	139.89	100.00	100.00	1,680.00	1,580.00	94.05	1,680.00
4190-00-028	Employee Services	1,291.84	445.87	-845.97	-189.73	4,972.11	5,350.00	377.89	7.06	5,350.00
4190-00-029	Employee Services - Health	0.00	0.00	0.00	N/A	345.00	0.00	-345.00	N/A	0.00
4190-00-030	Commissioner Meetings	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
4190-00-031	Commissioner Training	0.00	375.00	375.00	100.00	11,679.20	4,500.00	-7,179.20	-159.54	4,500.00
4190-00-032	Commissioner Travel	0.00	1,133.26	1,133.26	100.00	1,838.27	13,600.00	11,761.73	86.48	13,600.00
4190-00-034	Sponsorships	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
4190-00-036	Marketing/Promotions/Advertising	0.00	225.11	225.11	100.00	2,463.32	2,700.00	236.68	8.77	2,700.00
4190-00-038	Bank/Credit Card Fees	85.60	70.76	-14.84	-20.97	3,231.76	850.00	-2,381.76	-280.21	850.00

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4190-00-040	Meetings / Seminars	0.00	462.50	462.50	100.00	39.00	5,550.00	5,511.00	99.30	5,550.00
4190-00-050	Cable TV	111.03	66.63	-44.40	-66.64	1,382.13	800.00	-582.13	-72.77	800.00
4190-00-111	Computer Hardware	0.00	395.87	395.87	100.00	288.62	4,750.00	4,461.38	93.92	4,750.00
4190-00-112	Computer Software	0.00	50.00	50.00	100.00	502.57	600.00	97.43	16.24	600.00
4190-00-113	Computer Supplies	0.00	50.00	50.00	100.00	225.82	600.00	374.18	62.36	600.00
4190-00-114	Computer/IT Support Expense	3,564.75	1,283.37	-2,281.38	-177.76	28,651.19	15,400.00	-13,251.19	-86.05	15,400.00
4190-00-115	Computer System Support	1,988.04	2,338.41	350.37	14.98	21,452.76	28,064.00	6,611.24	23.56	28,064.00
4190-00-400	Caring, Inc. misc	-491.48	0.00	491.48	N/A	-1,191.59	0.00	1,191.59	N/A	0.00
4190-00-500	Wildwood HA misc	94.53	0.00	-94.53	N/A	94.53	0.00	-94.53	N/A	0.00
4190-00-600	HCPM - Mgmt Fee Expense	2,186.09	0.00	-2,186.09	N/A	29,934.42	0.00	-29,934.42	N/A	0.00
4190-50-100	CPM - Property Mgmt Fee Expense	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4190-50-101	CPM - Bridgeton Villas Misc Expense	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4190-50-102	CPM - Alexa Misc Expense	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4190-99-710	Property Mgmt Fee Expense	32,443.42	32,241.49	-201.93	-0.63	420,092.14	386,897.88	-33,194.26	-8.58	386,897.88
4190-99-720	Asset Mgmt Fee Expense	4,960.00	4,960.00	0.00	0.00	59,520.00	59,520.00	0.00	0.00	59,520.00
4190-99-730	Bookkeeping Fee Expense	3,615.00	3,592.50	-22.50	-0.63	43,447.50	43,110.00	-337.50	-0.78	43,110.00
4190-99-740	Prog Mgmt Fee Exp - JCP Antenna Rental 1C	458.12	583.37	125.25	21.47	6,165.90	7,000.00	834.10	11.92	7,000.00
4190-99-741	Prog Mgmt Fee Exp - JCP Office Space Rent	96.00	191.80	95.80	49.95	2,649.18	2,301.60	-347.58	-15.10	2,301.60
4190-99-742	Prog Mgmt Fee Exp - RVW Office Space Rent	24.00	24.00	0.00	0.00	288.00	288.00	0.00	0.00	288.00
4190-99-743	Prog Mgmt Fee Exp - MVP Office Space Rent	500.00	533.62	33.62	6.30	6,101.01	6,404.10	303.09	4.73	6,404.10
4190-99-750	HCPM-Contract - Fee For Service Expense	9,412.00	0.00	-9,412.00	N/A	72,247.50	0.00	-72,247.50	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	71,463.85	56,948.42	-14,515.43	-25.49	841,227.76	683,382.58	-157,845.18	-23.10	683,382.58
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	143,944.31	152,850.47	8,906.16	5.83	1,857,552.77	1,834,210.48	-23,342.29	-1.27	1,834,210.48
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Council	0.00	0.00	0.00	N/A	124.00	0.00	-124.00	N/A	0.00
4220-00-003	Tenant Svcs - Tenant Participation	8,194.60	101.25	-8,093.35	-7,993.43	10,224.82	1,215.00	-9,009.82	-741.55	1,215.00
4220-00-004	Tenant Svcs - HCFC Activities-	2,071.83	2,379.13	307.30	12.92	23,607.05	28,550.00	4,942.95	17.31	28,550.00
4220-00-008	Tenant Svcs - Food/Snacks	0.00	0.00	0.00	N/A	4,338.61	0.00	-4,338.61	N/A	0.00
4220-00-022	Tenant Svcs - Monitoring Services	0.00	16.63	16.63	100.00	0.00	200.00	200.00	100.00	200.00
4230-00-001	Tenant Services - Security Credit	0.00	0.00	0.00	N/A	51.20	0.00	-51.20	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	10,266.43	2,497.01	-7,769.42	-311.15	38,345.68	29,965.00	-8,380.68	-27.97	29,965.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water & Sewer	26,987.68	25,350.00	-1,637.68	-6.46	296,268.28	304,200.00	7,931.72	2.61	304,200.00
4320-00-000	Electricity	29,567.18	26,483.37	-3,083.81	-11.64	333,520.89	317,800.00	-15,720.89	-4.95	317,800.00
4320-00-001	Electricity-Vacant Units	94.32	100.00	5.68	5.68	2,201.19	1,200.00	-1,001.19	-83.43	1,200.00
4330-00-000	Gas	4,984.89	15,183.26	10,198.37	67.17	257,650.05	182,200.00	-75,450.05	-41.41	182,200.00
4330-00-001	Gas-Vacant Units	0.00	50.00	50.00	100.00	118.38	600.00	481.62	80.27	600.00
4399-00-000	TOTAL UTILITY EXPENSES	61,634.07	67,166.63	5,532.56	8.24	889,758.79	806,000.00	-83,758.79	-10.39	806,000.00
4400-00-000	MAINTENANCE EXPENSES									
4400-99-000	General Maint Expense									
4400-99-750	Fee For Service Expense	0.00	291.63	291.63	100.00	0.00	3,500.00	3,500.00	100.00	3,500.00
4400-99-765	Maintenance Fee For Service Expense	11,439.00	13,155.82	1,716.82	13.05	117,543.10	157,870.50	40,327.40	25.54	157,870.50
4410-00-000	Maintenance Salaries	19,430.24	25,667.12	6,236.88	24.30	270,338.51	308,003.57	37,665.06	12.23	308,003.57
4410-00-001	Maintenance Labor Overtime	3,114.34	833.37	-2,280.97	-273.70	38,298.29	10,000.00	-28,298.29	-282.98	10,000.00
4410-00-004	Employee Benefit-Health/Dental/Eye	868.42	6,736.04	5,867.62	87.11	23,936.70	80,835.56	56,898.86	70.39	80,835.56
4411-00-000	Maintenance Uniforms	0.00	174.89	174.89	100.00	3,277.94	2,100.00	-1,177.94	-56.09	2,100.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4412-00-000	Maintenance Travel/Training	0.00	83.37	83.37	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
4413-00-000	Vehicle Gas, Oil, Repairs, Supplies	739.04	991.85	252.81	25.49	18,955.05	11,900.00	-7,055.05	-59.29	11,900.00
4414-00-000	Vehicle Title/Registration	0.00	19.24	19.24	100.00	581.00	230.00	-351.00	-152.61	230.00
4419-00-000	Total General Maint Expense	35,591.04	47,953.33	12,362.29	25.78	472,930.59	575,439.63	102,509.04	17.81	575,439.63
4420-00-000	Materials									
4420-00-002	Materials-Electrical	827.95	213.64	-614.31	-287.54	10,337.56	2,565.00	-7,772.56	-303.02	2,565.00
4420-00-004	Materials-Plumbing	2,126.34	849.89	-1,276.45	-150.19	15,368.85	10,200.00	-5,168.85	-50.68	10,200.00
4420-00-006	Materials-Heating	2,555.50	1,241.63	-1,313.87	-105.82	15,593.50	14,900.00	-693.50	-4.65	14,900.00
4420-00-007	Materials-Flooring	0.00	400.00	400.00	100.00	9,822.52	4,800.00	-5,022.52	-104.64	4,800.00
4420-00-008	Materials-Paint	1,800.69	652.39	-1,148.30	-176.01	10,027.63	7,830.00	-2,197.63	-28.07	7,830.00
4420-00-010	Materials-Janitorial/Cleaning	-0.26	783.37	783.63	100.03	3,292.01	9,400.00	6,107.99	64.98	9,400.00
4420-00-012	Materials-Lumber	1,615.89	354.13	-1,261.76	-356.30	6,820.28	4,250.00	-2,570.28	-60.48	4,250.00
4420-00-014	Materials-Maintenance Supplies	0.00	8.37	8.37	100.00	202.41	100.00	-102.41	-102.41	100.00
4420-00-016	Materials-Grounds	0.00	333.37	333.37	100.00	10,229.19	4,000.00	-6,229.19	-155.73	4,000.00
4420-00-018	Materials-Miscellaneous	847.12	733.37	-113.75	-15.51	10,548.47	8,800.00	-1,748.47	-19.87	8,800.00
4420-00-022	Materials-Equipment Repairs	0.00	333.37	333.37	100.00	8,220.80	4,000.00	-4,220.80	-105.52	4,000.00
4420-00-024	Materials-Appliance Parts	0.00	33.37	33.37	100.00	3,058.00	400.00	-2,658.00	-664.50	400.00
4420-00-026	Materials-Safety Equipment	416.56	395.76	-20.80	-5.26	24,840.96	4,750.00	-20,090.96	-422.97	4,750.00
4420-00-028	Materials-Hardware	0.00	79.35	79.35	100.00	1,678.22	950.00	-728.22	-76.65	950.00
4420-00-030	Materials-Glass/Screens	2,007.60	354.13	-1,653.47	-466.91	5,522.86	4,250.00	-1,272.86	-29.95	4,250.00
4420-00-032	Materials-Doors / Keys	2,505.36	650.00	-1,855.36	-285.44	7,026.65	7,800.00	773.35	9.91	7,800.00
4420-00-034	Materials-Drywall/Plaster	0.00	83.26	83.26	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
4420-00-036	Materials-Extermination/Pest Control	0.00	83.37	83.37	100.00	530.00	1,000.00	470.00	47.00	1,000.00
4420-00-038	Materials-Tools	174.30	275.00	100.70	36.62	3,811.46	3,300.00	-511.46	-15.50	3,300.00
4420-00-040	Materials-Cabinets	0.00	8.37	8.37	100.00	0.00	100.00	100.00	100.00	100.00
4429-00-000	Total Materials	14,877.05	7,866.14	-7,010.91	-89.13	146,931.37	94,395.00	-52,536.37	-55.66	94,395.00
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	2,805.14	699.08	-2,106.06	-301.26	38,676.10	8,386.76	-30,289.34	-361.16	8,386.76
4430-00-004	Contract-Trash Removal	3,680.08	3,758.00	77.92	2.07	50,201.96	45,096.00	-5,105.96	-11.32	45,096.00
4430-00-006	Contract-Extermination/Pest Control	1,035.00	5,518.28	4,483.28	81.24	22,108.44	66,218.70	44,110.26	66.61	66,218.70
4430-00-007	Contract-Extermination/Bed Bug	0.00	0.00	0.00	N/A	4,900.00	0.00	-4,900.00	N/A	0.00
4430-00-008	Contract-Grounds	6,362.86	3,711.74	-2,651.12	-71.43	47,240.02	44,540.00	-2,700.02	-6.06	44,540.00
4430-00-010	Contract-Unit Cleaning/Prep	0.00	370.87	370.87	100.00	0.00	4,450.00	4,450.00	100.00	4,450.00
4430-00-012	Contract-Fire Alarm	0.00	1,110.27	1,110.27	100.00	14,318.84	13,325.00	-993.84	-7.46	13,325.00
4430-00-014	Contract-Boilers	0.00	208.37	208.37	100.00	0.00	2,500.00	2,500.00	100.00	2,500.00
4430-00-018	Contract-Floor Covering	275.00	0.00	-275.00	N/A	275.00	0.00	-275.00	N/A	0.00
4430-00-020	Contract-HVAC	0.00	875.11	875.11	100.00	0.00	10,500.00	10,500.00	100.00	10,500.00
4430-00-022	Contract-Janitorial/Cleaning	0.00	416.74	416.74	100.00	0.00	5,000.00	5,000.00	100.00	5,000.00
4430-00-024	Contract-Alarm System Monitoring	265.40	219.91	-45.49	-20.69	7,679.57	2,640.90	-5,038.67	-190.79	2,640.90
4430-00-028	Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	115.00	0.00	-115.00	N/A	0.00
4430-00-030	Contract-Electrical	148.00	341.85	193.85	56.71	365.00	4,100.00	3,735.00	91.10	4,100.00
4430-00-032	Contract-Plumbing	0.00	1,600.22	1,600.22	100.00	11,828.77	19,200.00	7,371.23	38.39	19,200.00
4430-00-034	Contract-Roofing	150.00	83.37	-66.63	-79.92	3,300.00	1,000.00	-2,300.00	-230.00	1,000.00
4430-00-036	Contract-Painting	3,900.00	464.48	-3,435.52	-739.65	8,150.00	5,571.45	-2,578.55	-46.28	5,571.45
4439-00-000	Total Contract Costs	18,621.48	19,378.29	756.81	3.91	209,158.70	232,528.81	23,370.11	10.05	232,528.81
4499-00-000	TOTAL MAINTENANCE EXPENSES	69,089.57	75,197.76	6,108.19	8.12	829,020.66	902,363.44	73,342.78	8.13	902,363.44

4500-00-000 GENERAL EXPENSES

4510-00-000	Insurance	16,813.58	14,491.74	-2,321.84	-16.02	196,911.33	173,900.00	-23,011.33	-13.23	173,900.00
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MHA Combined = COCC, CVC, FER, HCB, JCP, MVP, RVE, RVW, SCT

Budget Comparison

Period = Sep 2014

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4520-00-000	PILOT-Payments in Lieu of Taxes	6,608.68	7,272.26	663.58	9.12	83,884.56	87,265.69	3,381.13	3.87	87,265.69
4540-00-000	Employee Benefits-Health/Dental/Optical	1,774.24	0.00	-1,774.24	N/A	16,067.59	0.00	-16,067.59	N/A	0.00
4541-00-000	Employee Benefits-Pension	8,196.99	14,291.63	6,094.64	42.64	127,018.48	171,500.00	44,481.52	25.94	171,500.00
4545-00-000	Employer Tax Expense	6,309.02	7,216.74	907.72	12.58	88,587.99	86,600.00	-1,987.99	-2.30	86,600.00
4570-00-000	Bad Debt-Tenant Rents	4,813.30	0.00	-4,813.30	N/A	6,493.30	0.00	-6,493.30	N/A	0.00
4580-00-000	Security/Lease Enforcement Fee For Service	1,785.00	1,664.78	-120.22	-7.22	24,130.48	19,978.13	-4,152.35	-20.78	19,978.13
4580-99-760	Lease Enforcement Fee For Service Expense	3,155.60	2,377.86	-777.74	-32.71	34,846.84	28,535.64	-6,311.20	-22.12	28,535.64
4599-00-000	TOTAL GENERAL EXPENSES	49,456.41	47,315.01	-2,141.40	-4.53	577,940.57	567,779.46	-10,161.11	-1.79	567,779.46
4700-00-000 HOUSING ASSISTANCE PAYMENTS										
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public	176.00	0.00	-176.00	N/A	2,029.00	0.00	-2,029.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	176.00	0.00	-176.00	N/A	2,029.00	0.00	-2,029.00	N/A	0.00
4800-00-000 FINANCING EXPENSE										
4854-00-000	Interest Expense-Ford	0.00	108.37	108.37	100.00	34.44	1,300.00	1,265.56	97.35	1,300.00
4855-00-000	Interest Expense - Energy Performance Contra	2,459.53	2,459.68	0.15	0.01	29,726.89	29,514.73	-212.16	-0.72	29,514.73
4899-00-000	TOTAL FINANCING EXPENSES	2,459.53	2,568.05	108.52	4.23	29,761.33	30,814.73	1,053.40	3.42	30,814.73
8000-00-000	TOTAL EXPENSES	337,026.32	347,594.93	10,568.61	3.04	4,224,408.80	4,171,133.11	-53,275.69	-1.28	4,171,133.11
9000-00-000	NET INCOME	48,337.98	6,313.83	42,024.15	665.59	257,875.21	75,775.20	182,100.01	240.32	75,775.20