

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

Budget Comparison

Period = Oct 2014

Book = Accrual ; Tree = ysi_is

		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									
3111-00-000	Tenant Rent	138,727.00	139,388.33	-661.33	-0.47	138,727.00	139,388.33	-661.33	-0.47	1,672,660.00
3119-00-000	Total Rental Income	<u>138,727.00</u>	<u>139,388.33</u>	<u>-661.33</u>	<u>-0.47</u>	<u>138,727.00</u>	<u>139,388.33</u>	<u>-661.33</u>	<u>-0.47</u>	<u>1,672,660.00</u>
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	0.00	960.67	-960.67	-100.00	0.00	960.67	-960.67	-100.00	11,528.00
3120-00-006	NSF Charges	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
3120-00-009	Other Misc.Tenant Charges	165.00	1,028.66	-863.66	-83.96	165.00	1,028.66	-863.66	-83.96	12,344.00
3129-00-000	Total Other Tenant Income	<u>215.00</u>	<u>1,989.33</u>	<u>-1,774.33</u>	<u>-89.19</u>	<u>215.00</u>	<u>1,989.33</u>	<u>-1,774.33</u>	<u>-89.19</u>	<u>23,872.00</u>
3199-00-000	NET TENANT INCOME	<u>138,942.00</u>	<u>141,377.66</u>	<u>-2,435.66</u>	<u>-1.72</u>	<u>138,942.00</u>	<u>141,377.66</u>	<u>-2,435.66</u>	<u>-1.72</u>	<u>1,696,532.00</u>
3400-00-000 GRANT INCOME										
3401-00-000	HUD PHA Operating Grants/Subsidy	122,693.00	122,693.42	-0.42	0.00	122,693.00	122,693.42	-0.42	0.00	1,472,326.00
3499-00-000	TOTAL GRANT INCOME	<u>122,693.00</u>	<u>122,693.42</u>	<u>-0.42</u>	<u>0.00</u>	<u>122,693.00</u>	<u>122,693.42</u>	<u>-0.42</u>	<u>0.00</u>	<u>1,472,326.00</u>
3600-00-000 OTHER INCOME										
3610-00-000	Interest Income	269.07	600.00	-330.93	-55.16	269.07	600.00	-330.93	-55.16	7,200.00
3620-00-114	Computer/IT Support Income	3,802.40	0.00	3,802.40	N/A	3,802.40	0.00	3,802.40	N/A	0.00
3620-50-042	HCDC - Management Services Income	7,222.77	0.00	7,222.77	N/A	7,222.77	0.00	7,222.77	N/A	0.00
3620-99-710	Property Mgnt Fee Income	32,308.80	32,240.00	68.80	0.21	32,308.80	32,240.00	68.80	0.21	386,880.00
3620-99-720	Asset Mgnt Fee Income	4,960.00	4,960.00	0.00	0.00	4,960.00	4,960.00	0.00	0.00	59,520.00
3620-99-730	Bookkeeping Fee Income	4,827.30	3,590.00	1,237.30	34.47	4,827.30	3,590.00	1,237.30	34.47	43,080.00
3620-99-740	Prog Mgnt Fee Inc - JCP Antenna Rental 10%	478.93	437.00	41.93	9.60	478.93	437.00	41.93	9.60	5,244.00
3620-99-741	Prog Mgnt Fee Inc - JCP Office Space Rental 10%	96.00	191.50	-95.50	-49.87	96.00	191.50	-95.50	-49.87	2,298.00
3620-99-742	Prog Mgnt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	24.00	24.00	0.00	0.00	288.00
3620-99-743	Prog Mgnt Fee Inc - MVP Office Space Rental 10%	500.00	500.00	0.00	0.00	500.00	500.00	0.00	0.00	6,000.00
3620-99-744	Prog Mgnt Fee Inc - Capital Fund 8%	4,392.83	4,392.00	0.83	0.02	4,392.83	4,392.00	0.83	0.02	52,704.00
3620-99-745	Prog Mgnt Fee Inc - HCFC 10% NetInc	0.00	250.00	-250.00	-100.00	0.00	250.00	-250.00	-100.00	2,000.00
3620-99-746	Prog Mgnt Fee Inc - HCPM 10% NetInc	159.76	100.00	59.76	59.76	159.76	100.00	59.76	59.76	1,200.00
3620-99-747	Prog Mgnt Fee Inc - Wildwood HA	6,666.67	6,666.00	0.67	0.01	6,666.67	6,666.00	0.67	0.01	80,000.00
3620-99-748	Prog Mgnt Fee Inc - S8 Admin 10%	1,357.50	990.00	367.50	37.12	1,357.50	990.00	367.50	37.12	11,880.00
3620-99-749	Prog Mgnt Fee Inc - Salem HA	11,305.33	11,305.00	0.33	0.00	11,305.33	11,305.00	0.33	0.00	135,664.00
3620-99-760	Lease Enforcement Fee For Service Income	3,155.60	2,114.00	1,041.60	49.27	3,155.60	2,114.00	1,041.60	49.27	28,500.00
3620-99-765	Maintenance Fee For Service Income	8,693.53	7,410.00	1,283.53	17.32	8,693.53	7,410.00	1,283.53	17.32	100,032.00
3620-99-770	Caring Licensing Fee	0.00	1,650.00	-1,650.00	-100.00	0.00	1,650.00	-1,650.00	-100.00	19,800.00
3620-99-800	Prog Mgnt Fee Inc - NRTC	0.00	16,250.00	-16,250.00	-100.00	0.00	16,250.00	-16,250.00	-100.00	195,000.00
3650-00-000	Miscellaneous Other Income	1,074.00	1,890.00	-816.00	-43.17	1,074.00	1,890.00	-816.00	-43.17	24,080.00
3650-00-002	Misc Other Income-Buck St Office Rental	5,000.00	5,000.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	60,000.00
3650-00-004	Misc Other Income-Office Space Rental	3,000.00	3,955.00	-955.00	-24.15	3,000.00	3,955.00	-955.00	-24.15	47,460.00
3650-00-302	Misc Income-Antenna Rental	4,789.27	4,370.00	419.27	9.59	4,789.27	4,370.00	419.27	9.59	52,440.00
3699-00-000	TOTAL OTHER INCOME	<u>104,083.76</u>	<u>108,884.50</u>	<u>-4,800.74</u>	<u>-4.41</u>	<u>104,083.76</u>	<u>108,884.50</u>	<u>-4,800.74</u>	<u>-4.41</u>	<u>1,321,270.00</u>
3999-00-000	TOTAL INCOME	<u>365,718.76</u>	<u>372,955.58</u>	<u>-7,236.82</u>	<u>-1.94</u>	<u>365,718.76</u>	<u>372,955.58</u>	<u>-7,236.82</u>	<u>-1.94</u>	<u>4,490,128.00</u>

4000-00-000 EXPENSES

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	54,501.11	61,046.32	6,545.21	10.72	54,501.11	61,046.32	6,545.21	10.72	824,128.15
4110-00-001	Administrative Overtime	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
4110-00-002	Additional Compensation	0.00	321.92	321.92	100.00	0.00	321.92	321.92	100.00	3,863.04
4110-00-003	Compensated Absences	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	9,000.00
4110-00-004	Employee Benefit-Health/Dental/Eye	4,862.84	8,262.01	3,399.17	41.14	4,862.84	8,262.01	3,399.17	41.14	99,144.12
4110-99-000	Total Administrative Salaries	59,363.95	69,630.25	10,266.30	14.74	59,363.95	69,630.25	10,266.30	14.74	936,635.31
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	105.00	467.73	362.73	77.55	105.00	467.73	362.73	77.55	4,812.88
4130-00-004	General Legal Expense	7,025.50	6,793.81	-231.69	-3.41	7,025.50	6,793.81	-231.69	-3.41	81,525.72
4131-00-000	Total Legal Expense	7,130.50	7,261.54	131.04	1.80	7,130.50	7,261.54	131.04	1.80	86,338.60
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	2,892.94	2,892.94	100.00	0.00	2,892.94	2,892.94	100.00	39,714.98
4140-00-001	Staff Training - Travel Expenses	0.00	247.86	247.86	100.00	0.00	247.86	247.86	100.00	8,974.32
4150-00-000	Staff Travel	1,238.55	3,979.40	2,740.85	68.88	1,238.55	3,979.40	2,740.85	68.88	45,752.92
4170-00-000	Accounting Fees	0.00	909.64	909.64	100.00	0.00	909.64	909.64	100.00	12,415.70
4171-00-000	Auditing Fees	1,915.35	1,950.00	34.65	1.78	1,915.35	1,950.00	34.65	1.78	23,400.00
4173-00-001	Management Fee - POOL	0.00	61.05	61.05	100.00	0.00	61.05	61.05	100.00	732.55
4174-00-000	Licenses/Fees/Permits	0.00	844.43	844.43	100.00	0.00	844.43	844.43	100.00	7,733.15
4180-00-000	Office Rent	1,800.00	1,800.00	0.00	0.00	1,800.00	1,800.00	0.00	0.00	21,600.00
4184-00-000	Professional Fees/Services	460.00	3,564.17	3,104.17	87.09	460.00	3,564.17	3,104.17	87.09	33,769.80
4189-00-000	Total Other Admin Expenses	5,413.90	16,249.49	10,835.59	66.68	5,413.90	16,249.49	10,835.59	66.68	194,093.42
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	405.50	111.39	-294.11	-264.04	405.50	111.39	-294.11	-264.04	1,736.50
4190-00-004	Membership Dues and Fees	0.00	236.74	236.74	100.00	0.00	236.74	236.74	100.00	3,441.02
4190-00-006	Telephone	1,109.70	1,785.31	675.61	37.84	1,109.70	1,785.31	675.61	37.84	21,423.54
4190-00-008	Office Supplies	1,298.04	939.84	-358.20	-38.11	1,298.04	939.84	-358.20	-38.11	13,277.96
4190-00-010	Copier and Supplies	1,259.30	1,154.54	-104.76	-9.07	1,259.30	1,154.54	-104.76	-9.07	13,854.18
4190-00-012	Cell Phones/Pagers	1,226.92	2,012.55	785.63	39.04	1,226.92	2,012.55	785.63	39.04	24,150.78
4190-00-014	Payroll Services	441.48	505.00	63.52	12.58	441.48	505.00	63.52	12.58	6,450.00
4190-00-016	Postage/Express	0.00	753.30	753.30	100.00	0.00	753.30	753.30	100.00	10,539.60
4190-00-018	Legal Ads	389.76	476.32	86.56	18.17	389.76	476.32	86.56	18.17	5,995.72
4190-00-020	Printer Supplies	0.00	19.69	19.69	100.00	0.00	19.69	19.69	100.00	236.16
4190-00-022	Internet	1,319.63	1,862.70	543.07	29.16	1,319.63	1,862.70	543.07	29.16	22,352.10
4190-00-024	Answering Service/Voicemail	384.73	539.59	154.86	28.70	384.73	539.59	154.86	28.70	6,474.96
4190-00-026	Other Misc Admin Expenses	0.00	124.50	124.50	100.00	0.00	124.50	124.50	100.00	1,493.76
4190-00-028	Employee Services	-314.00	526.30	840.30	159.66	-314.00	526.30	840.30	159.66	7,515.62
4190-00-029	Employee Services - Health	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	600.00
4190-00-031	Commissioner Training	0.00	309.78	309.78	100.00	0.00	309.78	309.78	100.00	6,717.28
4190-00-032	Commissioner Travel	0.00	526.88	526.88	100.00	0.00	526.88	526.88	100.00	9,322.68
4190-00-036	Marketing/Promotions/Advertising	0.00	245.44	245.44	100.00	0.00	245.44	245.44	100.00	3,745.16
4190-00-038	Bank/Credit Card Fees	85.60	440.00	354.40	80.55	85.60	440.00	354.40	80.55	5,280.00
4190-00-040	Meetings / Seminars	0.00	194.64	194.64	100.00	0.00	194.64	194.64	100.00	3,535.50
4190-00-050	Cable TV	123.81	172.18	48.37	28.09	123.81	172.18	48.37	28.09	2,065.86
4190-00-111	Computer Hardware	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	4,000.00
4190-00-112	Computer Software	115.00	0.00	-115.00	N/A	115.00	0.00	-115.00	N/A	1,200.00
4190-00-113	Computer Supplies	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	600.00
4190-00-114	Computer/IT Support Expense	5,578.07	3,900.00	-1,678.07	-43.03	5,578.07	3,900.00	-1,678.07	-43.03	46,800.00

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4190-00-115	Computer System Support	2,120.54	1,925.00	-195.54	-10.16	2,120.54	1,925.00	-195.54	-10.16	23,100.00
4190-00-400	Caring, Inc. misc	193.16	0.00	-193.16	N/A	193.16	0.00	-193.16	N/A	0.00
4190-00-600	HCPM - Mgmt Fee Expense	2,012.13	1,865.00	-147.13	-7.89	2,012.13	1,865.00	-147.13	-7.89	24,040.00
4190-99-710	Property Mgmt Fee Expense	32,308.80	32,240.17	-68.63	-0.21	32,308.80	32,240.17	-68.63	-0.21	386,892.00
4190-99-720	Asset Mgmt Fee Expense	4,960.00	4,960.00	0.00	0.00	4,960.00	4,960.00	0.00	0.00	59,520.00
4190-99-730	Bookkeeping Fee Expense	3,600.00	3,592.00	-8.00	-0.22	3,600.00	3,592.00	-8.00	-0.22	43,104.00
4190-99-740	Prog Mgmt Fee Exp - JCP Antenna Rental 1C	478.93	437.00	-41.93	-9.60	478.93	437.00	-41.93	-9.60	5,244.00
4190-99-741	Prog Mgmt Fee Exp - JCP Office Space Rent	96.00	191.50	95.50	49.87	96.00	191.50	95.50	49.87	2,298.00
4190-99-742	Prog Mgmt Fee Exp - RVW Office Space Ren	24.00	24.00	0.00	0.00	24.00	24.00	0.00	0.00	288.00
4190-99-743	Prog Mgmt Fee Exp - MVP Office Space Rent	500.00	500.00	0.00	0.00	500.00	500.00	0.00	0.00	6,000.00
4190-99-750	HCPM-Contract - Fee For Service Expense	6,077.50	7,124.00	1,046.50	14.69	6,077.50	7,124.00	1,046.50	14.69	92,612.00
4191-00-000	Total Miscellaneous Admin Expenses	65,794.60	70,945.36	5,150.76	7.26	65,794.60	70,945.36	5,150.76	7.26	865,906.38
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	137,702.95	164,086.64	26,383.69	16.08	137,702.95	164,086.64	26,383.69	16.08	2,082,973.71
4200-00-000 TENANT SERVICES										
4220-00-003	Tenant Svcs - Tenant Participation	0.00	100.43	100.43	100.00	0.00	100.43	100.43	100.00	1,205.28
4220-00-004	Tenant Svcs - HCFC Activities-	2,259.84	859.00	-1,400.84	-163.08	2,259.84	859.00	-1,400.84	-163.08	10,308.00
4220-00-008	Tenant Svcs - Food/Snacks	0.00	19.69	19.69	100.00	0.00	19.69	19.69	100.00	236.16
4220-00-018	Tenant Svcs - Recreation/Education	0.00	3.42	3.42	100.00	0.00	3.42	3.42	100.00	41.00
4220-00-022	Tenant Svcs - Monitoring Services	0.00	19.86	19.86	100.00	0.00	19.86	19.86	100.00	238.16
4299-00-000	TOTAL TENANT SERVICES EXPENSES	2,259.84	1,002.40	-1,257.44	-125.44	2,259.84	1,002.40	-1,257.44	-125.44	12,028.60
4300-00-000 UTILITY EXPENSES										
4310-00-000	Water & Sewer	27,246.66	25,368.72	-1,877.94	-7.40	27,246.66	25,368.72	-1,877.94	-7.40	304,424.54
4320-00-000	Electricity	30,239.03	30,383.33	144.30	0.47	30,239.03	30,383.33	144.30	0.47	364,600.00
4320-00-001	Electricity-Vacant Units	119.05	197.21	78.16	39.63	119.05	197.21	78.16	39.63	2,366.55
4330-00-000	Gas	5,270.92	13,443.16	8,172.24	60.79	5,270.92	13,443.16	8,172.24	60.79	161,318.00
4330-00-001	Gas-Vacant Units	0.00	123.53	123.53	100.00	0.00	123.53	123.53	100.00	1,482.30
4399-00-000	TOTAL UTILITY EXPENSES	62,875.66	69,515.95	6,640.29	9.55	62,875.66	69,515.95	6,640.29	9.55	834,191.39
4400-00-000 MAINTENANCE EXPENSES										
4400-99-000	General Maint Expense									
4400-99-765	Maintenance Fee For Service Expense	8,523.09	7,383.00	-1,140.09	-15.44	8,523.09	7,383.00	-1,140.09	-15.44	95,295.00
4410-00-000	Maintenance Salaries	19,071.48	19,999.08	927.60	4.64	19,071.48	19,999.08	927.60	4.64	260,557.66
4410-00-001	Maintenance Labor Overtime	2,370.58	1,239.70	-1,130.88	-91.22	2,370.58	1,239.70	-1,130.88	-91.22	14,876.46
4410-00-003	Compensated Absences-Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	9,600.00
4410-00-004	Employee Benefit-Health/Dental/Eye	1,320.87	5,975.46	4,654.59	77.90	1,320.87	5,975.46	4,654.59	77.90	71,705.52
4411-00-000	Maintenance Uniforms	0.00	289.18	289.18	100.00	0.00	289.18	289.18	100.00	3,470.04
4413-00-000	Vehicle Gas, Oil, Repairs, Supplies	0.00	1,180.18	1,180.18	100.00	0.00	1,180.18	1,180.18	100.00	14,162.04
4414-00-000	Vehicle Title/Registration	0.00	41.32	41.32	100.00	0.00	41.32	41.32	100.00	495.72
4419-00-000	Total General Maint Expense	31,286.02	36,107.92	4,821.90	13.35	31,286.02	36,107.92	4,821.90	13.35	470,162.44
4420-00-000	Materials									
4420-00-002	Materials-Electrical	30.34	514.88	484.54	94.11	30.34	514.88	484.54	94.11	3,678.44
4420-00-004	Materials-Plumbing	976.08	1,055.42	79.34	7.52	976.08	1,055.42	79.34	7.52	13,165.16
4420-00-006	Materials-Heating	2,167.27	826.60	-1,340.67	-162.19	2,167.27	826.60	-1,340.67	-162.19	10,419.26
4420-00-007	Materials-Flooring	0.00	391.89	391.89	100.00	0.00	391.89	391.89	100.00	5,202.80
4420-00-008	Materials-Paint	192.14	778.02	585.88	75.30	192.14	778.02	585.88	75.30	9,836.18
4420-00-010	Materials-Janitorial/Cleaning	2,087.10	264.47	-1,822.63	-689.16	2,087.10	264.47	-1,822.63	-689.16	3,673.58
4420-00-012	Materials-Lumber	67.45	601.14	533.69	88.78	67.45	601.14	533.69	88.78	4,713.62

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-00-014	Materials-Maintenance Supplies	964.10	39.37	-924.73	-2,348.82	964.10	39.37	-924.73	-2,348.82	472.32
4420-00-016	Materials-Grounds	300.00	505.84	205.84	40.69	300.00	505.84	205.84	40.69	6,570.14
4420-00-018	Materials-Miscellaneous	0.00	727.37	727.37	100.00	0.00	727.37	727.37	100.00	9,228.56
4420-00-022	Materials-Equipment Repairs	1,812.81	466.17	-1,346.64	-288.87	1,812.81	466.17	-1,346.64	-288.87	5,593.86
4420-00-024	Materials-Appliance Parts	0.00	99.23	99.23	100.00	0.00	99.23	99.23	100.00	1,190.70
4420-00-026	Materials-Safety Equipment	0.00	859.42	859.42	100.00	0.00	859.42	859.42	100.00	10,812.92
4420-00-028	Materials-Hardware	384.22	143.78	-240.44	-167.23	384.22	143.78	-240.44	-167.23	2,225.30
4420-00-030	Materials-Glass/Screens	8,464.10	351.14	-8,112.96	-2,310.46	8,464.10	351.14	-8,112.96	-2,310.46	4,713.62
4420-00-032	Materials-Doors / Keys	3,310.80	729.51	-2,581.29	-353.84	3,310.80	729.51	-2,581.29	-353.84	6,254.24
4420-00-034	Materials-Drywall/Plaster	70.59	82.62	12.03	14.56	70.59	82.62	12.03	14.56	1,491.44
4420-00-036	Materials-Extermination/Pest Control	0.00	82.62	82.62	100.00	0.00	82.62	82.62	100.00	1,491.44
4420-00-038	Materials-Tools	30.31	272.56	242.25	88.88	30.31	272.56	242.25	88.88	3,770.78
4420-00-040	Materials-Cabinets	0.00	247.86	247.86	100.00	0.00	247.86	247.86	100.00	2,974.32
4429-00-000	Total Materials	20,857.31	9,039.91	-11,817.40	-130.72	20,857.31	9,039.91	-11,817.40	-130.72	107,478.68
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	9,697.64	2,425.00	-7,272.64	-299.90	9,697.64	2,425.00	-7,272.64	-299.90	29,100.00
4430-00-004	Contract-Trash Removal	4,221.41	3,680.00	-541.41	-14.71	4,221.41	3,680.00	-541.41	-14.71	44,160.00
4430-00-006	Contract-Extermination/Pest Control	705.00	1,212.58	507.58	41.86	705.00	1,212.58	507.58	41.86	14,550.84
4430-00-007	Contract-Extermination/Bed Bug	775.00	0.00	-775.00	N/A	775.00	0.00	-775.00	N/A	0.00
4430-00-008	Contract-Grounds	6,962.86	3,719.53	-3,243.33	-87.20	6,962.86	3,719.53	-3,243.33	-87.20	44,634.24
4430-00-012	Contract-Fire Alarm	0.00	2,033.11	2,033.11	100.00	0.00	2,033.11	2,033.11	100.00	24,397.20
4430-00-014	Contract-Boilers	0.00	206.56	206.56	100.00	0.00	206.56	206.56	100.00	2,478.60
4430-00-018	Contract-Floor Covering	1,962.00	0.00	-1,962.00	N/A	1,962.00	0.00	-1,962.00	N/A	0.00
4430-00-020	Contract-HVAC	0.00	867.92	867.92	100.00	0.00	867.92	867.92	100.00	10,414.98
4430-00-022	Contract-Janitorial/Cleaning	0.00	206.56	206.56	100.00	0.00	206.56	206.56	100.00	2,478.60
4430-00-024	Contract-Alarm System Monitoring	0.00	1,154.19	1,154.19	100.00	0.00	1,154.19	1,154.19	100.00	12,050.16
4430-00-030	Contract-Electrical	-6,539.00	339.02	6,878.02	2,028.79	-6,539.00	339.02	6,878.02	2,028.79	4,667.82
4430-00-032	Contract-Plumbing	0.00	1,586.79	1,586.79	100.00	0.00	1,586.79	1,586.79	100.00	19,641.48
4430-00-034	Contract-Roofing	1,200.00	264.18	-935.82	-354.24	1,200.00	264.18	-935.82	-354.24	3,170.04
4430-00-036	Contract-Painting	1,600.00	458.32	-1,141.68	-249.10	1,600.00	458.32	-1,141.68	-249.10	6,099.66
4439-00-000	Total Contract Costs	20,584.91	18,153.76	-2,431.15	-13.39	20,584.91	18,153.76	-2,431.15	-13.39	217,843.62
4499-00-000	TOTAL MAINTENANCE EXPENSES	72,728.24	63,301.59	-9,426.65	-14.89	72,728.24	63,301.59	-9,426.65	-14.89	795,484.74
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	16,813.58	16,810.00	-3.58	-0.02	16,813.58	16,810.00	-3.58	-0.02	201,720.00
4520-00-000	PILOT-Payments in Lieu of Taxes	7,045.44	7,300.00	254.56	3.49	7,045.44	7,300.00	254.56	3.49	87,600.00
4540-00-000	Employee Benefits-Health/Dental/Optical	1,513.69	500.00	-1,013.69	-202.74	1,513.69	500.00	-1,013.69	-202.74	6,000.00
4541-00-000	Employee Benefits-Pension	8,679.17	9,735.00	1,055.83	10.85	8,679.17	9,735.00	1,055.83	10.85	116,820.00
4545-00-000	Employer Tax Expense	6,130.66	7,153.75	1,023.09	14.30	6,130.66	7,153.75	1,023.09	14.30	95,472.00
4570-00-000	Bad Debt-Tenant Rents	0.00	375.00	375.00	100.00	0.00	375.00	375.00	100.00	4,500.00
4570-00-001	Bad Debt-Other	0.00	1,041.67	1,041.67	100.00	0.00	1,041.67	1,041.67	100.00	12,500.00
4580-00-000	Security/Lease Enforcement Fee For Service	1,785.00	1,750.00	-35.00	-2.00	1,785.00	1,750.00	-35.00	-2.00	22,750.00
4580-99-760	Lease Enforcement Fee For Service Expense	3,155.60	1,993.00	-1,162.60	-58.33	3,155.60	1,993.00	-1,162.60	-58.33	25,922.00
4590-00-000	Other General Expense	0.00	233.31	233.31	100.00	0.00	233.31	233.31	100.00	3,400.00
4599-00-000	TOTAL GENERAL EXPENSES	45,123.14	46,891.73	1,768.59	3.77	45,123.14	46,891.73	1,768.59	3.77	576,684.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-101	Port-Out URP-Tenant Utility Reimbursement P	0.00	20.42	20.42	100.00	0.00	20.42	20.42	100.00	245.00
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public t	176.00	172.92	-3.08	-1.78	176.00	172.92	-3.08	-1.78	2,075.00

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

Budget Comparison

Period = Oct 2014

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	176.00	193.34	17.34	8.97	176.00	193.34	17.34	8.97	2,320.00
4800-00-000 FINANCING EXPENSE									
4855-00-000 Interest Expense - Energy Performance Contra	2,459.71	2,238.00	-221.71	-9.91	2,459.71	2,238.00	-221.71	-9.91	26,856.00
4899-00-000 TOTAL FINANCING EXPENSES	2,459.71	2,238.00	-221.71	-9.91	2,459.71	2,238.00	-221.71	-9.91	26,856.00
8000-00-000 TOTAL EXPENSES	323,325.54	347,229.65	23,904.11	6.88	323,325.54	347,229.65	23,904.11	6.88	4,330,538.44
9000-00-000 NET INCOME	42,393.22	25,725.93	16,667.29	64.79	42,393.22	25,725.93	16,667.29	64.79	159,589.56