

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

Budget Comparison

Period = Nov 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	138,196.00	139,388.33	-1,192.33	-0.86	276,873.00	278,776.66	-1,903.66	-0.68	1,672,660.00
3119-00-000	Total Rental Income	<u>138,196.00</u>	<u>139,388.33</u>	<u>-1,192.33</u>	<u>-0.86</u>	<u>276,873.00</u>	<u>278,776.66</u>	<u>-1,903.66</u>	<u>-0.68</u>	<u>1,672,660.00</u>
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	6,507.53	960.67	5,546.86	577.39	6,507.53	1,921.34	4,586.19	238.70	11,528.00
3120-00-006	NSF Charges	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
3120-00-007	Tenant Owned / Excess Utilities	180.00	0.00	180.00	N/A	180.00	0.00	180.00	N/A	0.00
3120-00-009	Other Misc.Tenant Charges	205.00	1,028.66	-823.66	-80.07	370.00	2,057.32	-1,687.32	-82.02	12,344.00
3129-00-000	Total Other Tenant Income	<u>6,892.53</u>	<u>1,989.33</u>	<u>4,903.20</u>	<u>246.47</u>	<u>7,107.53</u>	<u>3,978.66</u>	<u>3,128.87</u>	<u>78.64</u>	<u>23,872.00</u>
3199-00-000	NET TENANT INCOME	<u>145,088.53</u>	<u>141,377.66</u>	<u>3,710.87</u>	<u>2.62</u>	<u>283,980.53</u>	<u>282,755.32</u>	<u>1,225.21</u>	<u>0.43</u>	<u>1,696,532.00</u>
3400-00-000 GRANT INCOME										
3401-00-000	HUD PHA Operating Grants/Subsidy	122,694.00	122,693.42	0.58	0.00	245,387.00	245,386.84	0.16	0.00	1,472,326.00
3499-00-000	TOTAL GRANT INCOME	<u>122,694.00</u>	<u>122,693.42</u>	<u>0.58</u>	<u>0.00</u>	<u>245,387.00</u>	<u>245,386.84</u>	<u>0.16</u>	<u>0.00</u>	<u>1,472,326.00</u>
3600-00-000 OTHER INCOME										
3610-00-000	Interest Income	1,040.64	600.00	440.64	73.44	1,309.71	1,200.00	109.71	9.14	7,200.00
3620-00-114	Computer/IT Support Income	3,802.40	0.00	3,802.40	N/A	7,604.80	0.00	7,604.80	N/A	0.00
3620-50-042	HCDC - Management Services Income	7,215.08	0.00	7,215.08	N/A	14,437.85	0.00	14,437.85	N/A	0.00
3620-99-710	Property Mgnt Fee Income	38,972.49	32,240.00	6,732.49	20.88	71,281.29	64,480.00	6,801.29	10.55	386,880.00
3620-99-720	Asset Mgnt Fee Income	4,960.00	4,960.00	0.00	0.00	9,920.00	9,920.00	0.00	0.00	59,520.00
3620-99-730	Bookkeeping Fee Income	4,834.80	3,590.00	1,244.80	34.67	9,662.10	7,180.00	2,482.10	34.57	43,080.00
3620-99-740	Prog Mgnt Fee Inc - JCP Antenna Rental 10%	478.93	437.00	41.93	9.60	957.86	874.00	83.86	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	192.00	383.00	-191.00	-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	48.00	48.00	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	1,000.00	1,000.00	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	8,785.66	8,784.00	1.66	0.02	52,704.00
3620-99-745	Prog Mgnt Fee Inc - HCFC 10% NetInc	0.00	0.00	0.00	N/A	0.00	250.00	-250.00	-100.00	2,000.00
3620-99-746	Prog Mgnt Fee Inc - HCPM 10% NetInc	0.00	100.00	-100.00	-100.00	159.76	200.00	-40.24	-20.12	1,200.00
3620-99-747	Prog Mgnt Fee Inc - Wildwood HA	6,666.67	6,666.00	0.67	0.01	13,333.34	13,332.00	1.34	0.01	80,000.00
3620-99-748	Prog Mgnt Fee Inc - S8 Admin 10%	1,357.50	990.00	367.50	37.12	2,715.00	1,980.00	735.00	37.12	11,880.00
3620-99-749	Prog Mgnt Fee Inc - Salem HA	11,305.33	11,305.00	0.33	0.00	22,610.66	22,610.00	0.66	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	6,311.20	4,228.00	2,083.20	49.27	28,500.00
3620-99-765	Maintenance Fee For Service Income	9,822.93	7,410.00	2,412.93	32.56	18,516.46	14,820.00	3,696.46	24.94	100,032.00
3620-99-770	Caring Licensing Fee	3,450.17	1,650.00	1,800.17	109.10	3,450.17	3,300.00	150.17	4.55	19,800.00
3620-99-800	Prog Mgnt Fee Inc - NRTC	0.00	16,250.00	-16,250.00	-100.00	0.00	32,500.00	-32,500.00	-100.00	195,000.00
3650-00-000	Miscellaneous Other Income	1,569.32	1,890.00	-320.68	-16.97	2,643.32	3,780.00	-1,136.68	-30.07	24,080.00
3650-00-002	Misc Other Income-Buck St Office Rental	5,000.00	5,000.00	0.00	0.00	10,000.00	10,000.00	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	6,000.00	7,910.00	-1,910.00	-24.15	47,460.00
3650-00-302	Misc Income-Antenna Rental	4,789.27	4,370.00	419.27	9.59	9,578.54	8,740.00	838.54	9.59	52,440.00
3699-00-000	TOTAL OTHER INCOME	<u>116,433.96</u>	<u>108,634.50</u>	<u>7,799.46</u>	<u>7.18</u>	<u>220,517.72</u>	<u>217,519.00</u>	<u>2,998.72</u>	<u>1.38</u>	<u>1,321,270.00</u>
3999-00-000	TOTAL INCOME	<u>384,216.49</u>	<u>372,705.58</u>	<u>11,510.91</u>	<u>3.09</u>	<u>749,885.25</u>	<u>745,661.16</u>	<u>4,224.09</u>	<u>0.57</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	55,122.29	61,046.32	5,924.03	9.70	109,623.40	122,092.64	12,469.24	10.21	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	643.84	643.84	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	5,368.21	8,262.01	2,893.80	35.03	10,231.05	16,524.02	6,292.97	38.08	99,144.12
4110-99-000	Total Administrative Salaries	60,490.50	69,630.25	9,139.75	13.13	119,854.45	139,260.50	19,406.05	13.94	936,635.31
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	195.52	367.73	172.21	46.83	300.52	835.46	534.94	64.03	4,812.88
4130-00-004	General Legal Expense	7,296.50	6,793.81	-502.69	-7.40	14,322.00	13,587.62	-734.38	-5.40	81,525.72
4131-00-000	Total Legal Expense	7,492.02	7,161.54	-330.48	-4.61	14,622.52	14,423.08	-199.44	-1.38	86,338.60
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	-567.00	3,892.94	4,459.94	114.56	-567.00	6,785.88	7,352.88	108.36	39,714.98
4140-00-001	Staff Training - Travel Expenses	0.00	1,247.86	1,247.86	100.00	0.00	1,495.72	1,495.72	100.00	8,974.32
4150-00-000	Staff Travel	2,745.88	3,979.40	1,233.52	31.00	3,984.43	7,958.80	3,974.37	49.94	45,752.92
4170-00-000	Accounting Fees	3,800.00	1,409.64	-2,390.36	-169.57	3,800.00	2,319.28	-1,480.72	-63.84	12,415.70
4171-00-000	Auditing Fees	1,915.35	1,950.00	34.65	1.78	3,830.70	3,900.00	69.30	1.78	23,400.00
4173-00-001	Management Fee - POOL	0.00	61.05	61.05	100.00	0.00	122.10	122.10	100.00	732.55
4174-00-000	Licenses/Fees/Permits	3,107.00	544.43	-2,562.57	-470.69	3,107.00	1,388.86	-1,718.14	-123.71	7,733.15
4180-00-000	Office Rent	1,800.00	1,800.00	0.00	0.00	3,600.00	3,600.00	0.00	0.00	21,600.00
4184-00-000	Professional Fees/Services	245.00	2,064.17	1,819.17	88.13	705.00	5,628.34	4,923.34	87.47	33,769.80
4189-00-000	Total Other Admin Expenses	13,046.23	16,949.49	3,903.26	23.03	18,460.13	33,198.98	14,738.85	44.40	194,093.42
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	7.00	211.39	204.39	96.69	412.50	322.78	-89.72	-27.80	1,736.50
4190-00-004	Membership Dues and Fees	0.00	536.74	536.74	100.00	0.00	773.48	773.48	100.00	3,441.02
4190-00-006	Telephone	1,996.50	1,785.31	-211.19	-11.83	3,106.20	3,570.62	464.42	13.01	21,423.54
4190-00-008	Office Supplies	535.35	1,439.84	904.49	62.82	1,833.39	2,379.68	546.29	22.96	13,277.96
4190-00-010	Copier and Supplies	509.27	1,154.54	645.27	55.89	1,768.57	2,309.08	540.51	23.41	13,854.18
4190-00-012	Cell Phones/Pagers	1,909.22	2,012.55	103.33	5.13	3,136.14	4,025.10	888.96	22.09	24,150.78
4190-00-014	Payroll Services	457.46	505.00	47.54	9.41	898.94	1,010.00	111.06	11.00	6,450.00
4190-00-016	Postage/Express	3,657.65	1,003.30	-2,654.35	-264.56	3,657.65	1,756.60	-1,901.05	-108.22	10,539.60
4190-00-018	Legal Ads	672.56	476.32	-196.24	-41.20	1,062.32	952.64	-109.68	-11.51	5,995.72
4190-00-020	Printer Supplies	0.00	19.69	19.69	100.00	0.00	39.38	39.38	100.00	236.16
4190-00-022	Internet	926.25	1,862.70	936.45	50.27	2,245.88	3,725.40	1,479.52	39.71	22,352.10
4190-00-024	Answering Service/Voicemail	341.96	539.59	197.63	36.63	726.69	1,079.18	352.49	32.66	6,474.96
4190-00-026	Other Misc Admin Expenses	0.00	124.50	124.50	100.00	0.00	249.00	249.00	100.00	1,493.76
4190-00-028	Employee Services	0.00	576.30	576.30	100.00	-314.00	1,102.60	1,416.60	128.48	7,515.62
4190-00-029	Employee Services - Health	0.00	0.00	0.00	N/A	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	619.56	619.56	100.00	6,717.28
4190-00-032	Commissioner Travel	0.00	526.88	526.88	100.00	0.00	1,053.76	1,053.76	100.00	9,322.68
4190-00-034	Sponsorships	995.00	0.00	-995.00	N/A	995.00	0.00	-995.00	N/A	0.00
4190-00-036	Marketing/Promotions/Advertising	0.00	245.44	245.44	100.00	0.00	490.88	490.88	100.00	3,745.16
4190-00-038	Bank/Credit Card Fees	95.92	440.00	344.08	78.20	181.38	880.00	698.62	79.39	5,280.00
4190-00-040	Meetings / Seminars	0.00	494.64	494.64	100.00	0.00	689.28	689.28	100.00	3,535.50
4190-00-050	Cable TV	96.83	172.18	75.35	43.76	220.64	344.36	123.72	35.93	2,065.86
4190-00-111	Computer Hardware	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	4,000.00
4190-00-112	Computer Software	0.00	200.00	200.00	100.00	115.00	200.00	85.00	42.50	1,200.00

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4190-00-113	Computer Supplies	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	600.00
4190-00-114	Computer/IT Support Expense	3,624.75	3,900.00	275.25	7.06	9,202.82	7,800.00	-1,402.82	-17.98	46,800.00
4190-00-115	Computer System Support	2,120.54	1,925.00	-195.54	-10.16	4,241.08	3,850.00	-391.08	-10.16	23,100.00
4190-00-400	Caring, Inc. misc	-6.29	0.00	6.29	N/A	186.87	0.00	-186.87	N/A	0.00
4190-00-600	HCPM - Mgmt Fee Expense	2,062.78	1,865.00	-197.78	-10.60	4,074.91	3,730.00	-344.91	-9.25	24,040.00
4190-99-710	Property Mgmt Fee Expense	25,779.73	32,240.17	6,460.44	20.04	58,088.53	64,480.34	6,391.81	9.91	386,892.00
4190-99-720	Asset Mgmt Fee Expense	4,960.00	4,960.00	0.00	0.00	9,920.00	9,920.00	0.00	0.00	59,520.00
4190-99-730	Bookkeeping Fee Expense	4,107.50	3,592.00	-515.50	-14.35	7,707.50	7,184.00	-523.50	-7.29	43,104.00
4190-99-740	Prog Mgmt Fee Exp - JCP Antenna Rental 1C	478.93	437.00	-41.93	-9.60	957.86	874.00	-83.86	-9.60	5,244.00
4190-99-741	Prog Mgmt Fee Exp - JCP Office Space Rent	96.00	191.50	95.50	49.87	192.00	383.00	191.00	49.87	2,298.00
4190-99-742	Prog Mgmt Fee Exp - RVW Office Space Rent	24.00	24.00	0.00	0.00	48.00	48.00	0.00	0.00	288.00
4190-99-743	Prog Mgmt Fee Exp - MVP Office Space Rent	0.00	500.00	500.00	100.00	500.00	1,000.00	500.00	50.00	6,000.00
4190-99-750	HCPM-Contract - Fee For Service Expense	6,058.00	7,124.00	1,066.00	14.96	12,135.50	14,248.00	2,112.50	14.83	92,612.00
4191-00-000	Total Miscellaneous Admin Expenses	61,506.91	71,395.36	9,888.45	13.85	127,301.37	142,340.72	15,039.35	10.57	865,906.38
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	142,535.66	165,136.64	22,600.98	13.69	280,238.47	329,223.28	48,984.81	14.88	2,082,973.71
4200-00-000 TENANT SERVICES										
4220-00-003	Tenant Svcs - Tenant Participation	5,228.55	100.43	-5,128.12	-5,106.16	5,228.55	200.86	-5,027.69	-2,503.08	1,205.28
4220-00-004	Tenant Svcs - HCFC Activities-	2,071.83	859.00	-1,212.83	-141.19	4,331.67	1,718.00	-2,613.67	-152.13	10,308.00
4220-00-008	Tenant Svcs - Food/Snacks	0.00	19.69	19.69	100.00	0.00	39.38	39.38	100.00	236.16
4220-00-018	Tenant Svcs - Recreation/Education	0.00	3.42	3.42	100.00	0.00	6.84	6.84	100.00	41.00
4220-00-022	Tenant Svcs - Monitoring Services	0.00	19.86	19.86	100.00	0.00	39.72	39.72	100.00	238.16
4299-00-000	TOTAL TENANT SERVICES EXPENSES	7,300.38	1,002.40	-6,297.98	-628.29	9,560.22	2,004.80	-7,555.42	-376.87	12,028.60
4300-00-000 UTILITY EXPENSES										
4310-00-000	Water & Sewer	27,196.50	25,368.72	-1,827.78	-7.20	54,443.16	50,737.44	-3,705.72	-7.30	304,424.54
4320-00-000	Electricity	19,316.25	30,383.33	11,067.08	36.42	49,555.28	60,766.66	11,211.38	18.45	364,600.00
4320-00-001	Electricity-Vacant Units	0.00	197.21	197.21	100.00	119.05	394.42	275.37	69.82	2,366.55
4330-00-000	Gas	4,418.79	13,443.16	9,024.37	67.13	9,689.71	26,886.32	17,196.61	63.96	161,318.00
4330-00-001	Gas-Vacant Units	0.00	123.53	123.53	100.00	0.00	247.06	247.06	100.00	1,482.30
4399-00-000	TOTAL UTILITY EXPENSES	50,931.54	69,515.95	18,584.41	26.73	113,807.20	139,031.90	25,224.70	18.14	834,191.39
4400-00-000 MAINTENANCE EXPENSES										
4400-99-000	General Maint Expense									
4400-99-765	Maintenance Fee For Service Expense	9,636.19	7,483.00	-2,153.19	-28.77	18,159.28	14,866.00	-3,293.28	-22.15	95,295.00
4410-00-000	Maintenance Salaries	19,255.50	19,999.08	743.58	3.72	38,326.98	39,998.16	1,671.18	4.18	260,557.66
4410-00-001	Maintenance Labor Overtime	3,861.62	1,239.70	-2,621.92	-211.50	6,232.20	2,479.40	-3,752.80	-151.36	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	1,708.50	5,975.46	4,266.96	71.41	3,029.37	11,950.92	8,921.55	74.65	71,705.52
4411-00-000	Maintenance Uniforms	0.00	289.18	289.18	100.00	0.00	578.36	578.36	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	2,360.36	2,360.36	100.00	14,162.04
4414-00-000	Vehicle Title/Registration	0.00	41.32	41.32	100.00	0.00	82.64	82.64	100.00	495.72
4419-00-000	Total General Maint Expense	34,461.81	36,207.92	1,746.11	4.82	65,747.83	72,315.84	6,568.01	9.08	470,162.44
4420-00-000	Materials									
4420-00-002	Materials-Electrical	408.73	264.88	-143.85	-54.31	439.07	779.76	340.69	43.69	3,678.44
4420-00-004	Materials-Plumbing	270.18	1,305.42	1,035.24	79.30	1,246.26	2,360.84	1,114.58	47.21	13,165.16
4420-00-006	Materials-Heating	361.98	826.60	464.62	56.21	2,529.25	1,653.20	-876.05	-52.99	10,419.26
4420-00-007	Materials-Flooring	859.54	391.89	-467.65	-119.33	859.54	783.78	-75.76	-9.67	5,202.80
4420-00-008	Materials-Paint	67.19	778.02	710.83	91.36	259.33	1,556.04	1,296.71	83.33	9,836.18

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Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-00-010	Materials-Janitorial/Cleaning	0.00	264.47	264.47	100.00	2,087.10	528.94	-1,558.16	-294.58	3,673.58
4420-00-012	Materials-Lumber	0.00	351.14	351.14	100.00	67.45	952.28	884.83	92.92	4,713.62
4420-00-014	Materials-Maintenance Supplies	0.00	39.37	39.37	100.00	964.10	78.74	-885.36	-1,124.41	472.32
4420-00-016	Materials-Grounds	4,659.99	755.84	-3,904.15	-516.53	4,959.99	1,261.68	-3,698.31	-293.13	6,570.14
4420-00-018	Materials-Miscellaneous	459.61	727.37	267.76	36.81	459.61	1,454.74	995.13	68.41	9,228.56
4420-00-022	Materials-Equipment Repairs	1,035.97	466.17	-569.80	-122.23	2,848.78	932.34	-1,916.44	-205.55	5,593.86
4420-00-024	Materials-Appliance Parts	0.00	99.23	99.23	100.00	0.00	198.46	198.46	100.00	1,190.70
4420-00-026	Materials-Safety Equipment	7,075.48	859.42	-6,216.06	-723.29	7,075.48	1,718.84	-5,356.64	-311.64	10,812.92
4420-00-028	Materials-Hardware	40.97	143.78	102.81	71.51	425.19	287.56	-137.63	-47.86	2,225.30
4420-00-030	Materials-Glass/Screens	2,268.00	351.14	-1,916.86	-545.90	10,732.10	702.28	-10,029.82	-1,428.18	4,713.62
4420-00-032	Materials-Doors / Keys	0.00	479.51	479.51	100.00	3,310.80	1,209.02	-2,101.78	-173.84	6,254.24
4420-00-034	Materials-Drywall/Plaster	0.00	332.62	332.62	100.00	70.59	415.24	344.65	83.00	1,491.44
4420-00-036	Materials-Extermination/Pest Control	0.00	82.62	82.62	100.00	0.00	165.24	165.24	100.00	1,491.44
4420-00-038	Materials-Tools	70.23	272.56	202.33	74.23	100.54	545.12	444.58	81.56	3,770.78
4420-00-040	Materials-Cabinets	0.00	247.86	247.86	100.00	0.00	495.72	495.72	100.00	2,974.32
4429-00-000	Total Materials	17,577.87	9,039.91	-8,537.96	-94.45	38,435.18	18,079.82	-20,355.36	-112.59	107,478.68
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	12,065.67	2,425.00	-9,640.67	-397.55	21,763.31	4,850.00	-16,913.31	-348.73	29,100.00
4430-00-004	Contract-Trash Removal	3,680.08	3,680.00	-0.08	0.00	7,901.49	7,360.00	-541.49	-7.36	44,160.00
4430-00-006	Contract-Extermination/Pest Control	1,382.00	1,212.58	-169.42	-13.97	2,087.00	2,425.16	338.16	13.94	14,550.84
4430-00-007	Contract-Extermination/Bed Bug	125.00	0.00	-125.00	N/A	900.00	0.00	-900.00	N/A	0.00
4430-00-008	Contract-Grounds	4,658.00	3,719.53	-938.47	-25.23	11,620.86	7,439.06	-4,181.80	-56.21	44,634.24
4430-00-012	Contract-Fire Alarm	0.00	2,033.11	2,033.11	100.00	0.00	4,066.22	4,066.22	100.00	24,397.20
4430-00-014	Contract-Boilers	0.00	206.56	206.56	100.00	0.00	413.12	413.12	100.00	2,478.60
4430-00-018	Contract-Floor Covering	0.00	0.00	0.00	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	1,735.84	1,735.84	100.00	10,414.98
4430-00-022	Contract-Janitorial/Cleaning	0.00	206.56	206.56	100.00	0.00	413.12	413.12	100.00	2,478.60
4430-00-024	Contract-Alarm System Monitoring	225.00	954.19	729.19	76.42	225.00	2,108.38	1,883.38	89.33	12,050.16
4430-00-030	Contract-Electrical	7,539.00	539.02	-6,999.98	-1,298.65	1,000.00	878.04	-121.96	-13.89	4,667.82
4430-00-032	Contract-Plumbing	5,519.82	1,586.79	-3,933.03	-247.86	5,519.82	3,173.58	-2,346.24	-73.93	19,641.48
4430-00-034	Contract-Roofing	0.00	264.18	264.18	100.00	1,200.00	528.36	-671.64	-127.12	3,170.04
4430-00-036	Contract-Painting	0.00	458.32	458.32	100.00	1,600.00	916.64	-683.36	-74.55	6,099.66
4439-00-000	Total Contract Costs	35,194.57	18,153.76	-17,040.81	-93.87	55,779.48	36,307.52	-19,471.96	-53.63	217,843.62
4499-00-000	TOTAL MAINTENACE EXPENSES	87,234.25	63,401.59	-23,832.66	-37.59	159,962.49	126,703.18	-33,259.31	-26.25	795,484.74
4500-00-000 GENERAL EXPENSES										
4510-00-000	Insurance	18,184.38	16,810.00	-1,374.38	-8.18	34,997.96	33,620.00	-1,377.96	-4.10	201,720.00
4520-00-000	PILOT-Payments in Lieu of Taxes	7,045.44	7,300.00	254.56	3.49	14,090.88	14,600.00	509.12	3.49	87,600.00
4540-00-000	Employee Benefits-Health/Dental/Optical	1,156.44	500.00	-656.44	-131.29	2,670.13	1,000.00	-1,670.13	-167.01	6,000.00
4541-00-000	Employee Benefits-Pension	8,679.17	9,735.00	1,055.83	10.85	17,358.34	19,470.00	2,111.66	10.85	116,820.00
4545-00-000	Employer Tax Expense	6,293.88	7,153.75	859.87	12.02	11,668.72	14,307.50	2,638.78	18.44	95,472.00
4570-00-000	Bad Debt-Tenant Rents	0.00	375.00	375.00	100.00	0.00	750.00	750.00	100.00	4,500.00
4570-00-001	Bad Debt-Other	0.00	1,041.67	1,041.67	100.00	0.00	2,083.34	2,083.34	100.00	12,500.00
4580-00-000	Security/Lease Enforcement Fee For Service	1,785.01	1,750.00	-35.01	-2.00	3,570.01	3,500.00	-70.01	-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	6,311.20	3,986.00	-2,325.20	-58.33	25,922.00
4590-00-000	Other General Expense	0.00	333.31	333.31	100.00	0.00	566.62	566.62	100.00	3,400.00
4599-00-000	TOTAL GENERAL EXPENSES	46,299.92	46,991.73	691.81	1.47	90,667.24	93,883.46	3,216.22	3.43	576,684.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS										

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4715-00-101	Port-Out URP-Tenant Utility Reimbursement Pz	0.00	20.42	20.42	100.00	0.00	40.84	40.84	100.00	245.00
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public t	145.00	172.92	27.92	16.15	321.00	345.84	24.84	7.18	2,075.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	145.00	193.34	48.34	25.00	321.00	386.68	65.68	16.99	2,320.00
4800-00-000 FINANCING EXPENSE										
4855-00-000	Interest Expense - Energy Performance Contra	2,236.39	2,238.00	1.61	0.07	4,696.10	4,476.00	-220.10	-4.92	26,856.00
4899-00-000	TOTAL FINANCING EXPENSES	2,236.39	2,238.00	1.61	0.07	4,696.10	4,476.00	-220.10	-4.92	26,856.00
8000-00-000 TOTAL EXPENSES										
		336,683.14	348,479.65	11,796.51	3.39	659,252.72	695,709.30	36,456.58	5.24	4,330,538.44
9000-00-000 NET INCOME										
		47,533.35	24,225.93	23,307.42	96.21	90,632.53	49,951.86	40,680.67	81.44	159,589.56