

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

Budget Comparison

Period = Dec 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	140,894.00	139,388.33	1,505.67	1.08	416,601.00	418,164.99	-1,563.99	-0.37	1,672,660.00
3119-00-000	Total Rental Income	<u>140,894.00</u>	<u>139,388.33</u>	<u>1,505.67</u>	<u>1.08</u>	<u>416,601.00</u>	<u>418,164.99</u>	<u>-1,563.99</u>	<u>-0.37</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	6,507.53	2,882.01	3,625.52	125.80	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	0.00	0.00	0.00	N/A	180.00	0.00	180.00	N/A	0.00
3120-00-009	Other Misc.Tenant Charges	95.00	1,028.66	-933.66	-90.76	465.00	3,085.98	-2,620.98	-84.93	12,344.00
3129-00-000	Total Other Tenant Income	<u>95.00</u>	<u>1,989.33</u>	<u>-1,894.33</u>	<u>-95.22</u>	<u>7,202.53</u>	<u>5,967.99</u>	<u>1,234.54</u>	<u>20.69</u>	<u>23,872.00</u>
3199-00-000	NET TENANT INCOME	<u>140,989.00</u>	<u>141,377.66</u>	<u>-388.66</u>	<u>-0.27</u>	<u>423,803.53</u>	<u>424,132.98</u>	<u>-329.45</u>	<u>-0.08</u>	<u>1,696,532.00</u>
3400-00-000 GRANT INCOME										
3401-00-000	HUD PHA Operating Grants/Subsidy	122,698.00	122,693.42	4.58	0.00	368,085.00	368,080.26	4.74	0.00	1,472,326.00
3499-00-000	TOTAL GRANT INCOME	<u>122,698.00</u>	<u>122,693.42</u>	<u>4.58</u>	<u>0.00</u>	<u>368,085.00</u>	<u>368,080.26</u>	<u>4.74</u>	<u>0.00</u>	<u>1,472,326.00</u>
3600-00-000 OTHER INCOME										
3610-00-000	Interest Income	679.96	600.00	79.96	13.33	1,989.67	1,800.00	189.67	10.54	7,200.00
3620-00-114	Computer/IT Support Income	3,802.40	0.00	3,802.40	N/A	11,407.20	0.00	11,407.20	N/A	0.00
3620-50-042	HCDC - Management Services Income	7,277.51	0.00	7,277.51	N/A	21,715.36	0.00	21,715.36	N/A	0.00
3620-99-710	Property Mgnt Fee Income	32,376.11	32,240.00	136.11	0.42	97,061.02	96,720.00	341.02	0.35	386,880.00
3620-99-720	Asset Mgnt Fee Income	4,960.00	4,960.00	0.00	0.00	14,880.00	14,880.00	0.00	0.00	59,520.00
3620-99-730	Bookkeeping Fee Income	4,823.20	3,590.00	1,233.20	34.35	14,485.30	10,770.00	3,715.30	34.50	43,080.00
3620-99-740	Prog Mgnt Fee Inc - JCP Antenna Rental 10%	478.93	437.00	41.93	9.60	1,436.79	1,311.00	125.79	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	288.00	574.50	-286.50	-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	72.00	72.00	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	1,500.00	1,500.00	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	13,178.49	13,176.00	2.49	0.02	52,704.00
3620-99-745	Prog Mgnt Fee Inc - HCFC 10% NetInc	88.41	500.00	-411.59	-82.32	88.41	750.00	-661.59	-88.21	2,000.00
3620-99-746	Prog Mgnt Fee Inc - HCPM 10% NetInc	131.01	200.00	-68.99	-34.49	290.77	400.00	-109.23	-27.31	1,200.00
3620-99-747	Prog Mgnt Fee Inc - Wildwood HA	6,666.67	6,668.00	-1.33	-0.02	20,000.01	20,000.00	0.01	0.00	80,000.00
3620-99-748	Prog Mgnt Fee Inc - S8 Admin 10%	1,387.50	990.00	397.50	40.15	4,102.50	2,970.00	1,132.50	38.13	11,880.00
3620-99-749	Prog Mgnt Fee Inc - Salem HA	11,305.33	11,305.00	0.33	0.00	33,915.99	33,915.00	0.99	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	9,466.80	6,342.00	3,124.80	49.27	28,500.00
3620-99-765	Maintenance Fee For Service Income	7,581.82	7,410.00	171.82	2.32	26,098.28	22,230.00	3,868.28	17.40	100,032.00
3620-99-770	Caring Licensing Fee	1,089.67	1,650.00	-560.33	-33.96	4,539.84	4,950.00	-410.16	-8.29	19,800.00
3620-99-800	Prog Mgnt Fee Inc - NRTC	0.00	16,250.00	-16,250.00	-100.00	0.00	48,750.00	-48,750.00	-100.00	195,000.00
3650-00-000	Miscellaneous Other Income	13,420.28	1,890.00	11,530.28	610.07	16,063.60	5,670.00	10,393.60	183.31	24,080.00
3650-00-002	Misc Other Income-Buck St Office Rental	5,000.00	5,000.00	0.00	0.00	15,000.00	15,000.00	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	9,000.00	11,865.00	-2,865.00	-24.15	47,460.00
3650-00-302	Misc Income-Antenna Rental	4,789.27	4,370.00	419.27	9.59	14,367.81	13,110.00	1,257.81	9.59	52,440.00
3699-00-000	TOTAL OTHER INCOME	<u>117,026.50</u>	<u>109,236.50</u>	<u>7,790.00</u>	<u>7.13</u>	<u>330,947.84</u>	<u>326,755.50</u>	<u>4,192.34</u>	<u>1.28</u>	<u>1,321,270.00</u>
3999-00-000	TOTAL INCOME	<u>380,713.50</u>	<u>373,307.58</u>	<u>7,405.92</u>	<u>1.98</u>	<u>1,122,836.37</u>	<u>1,118,968.74</u>	<u>3,867.63</u>	<u>0.35</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	55,677.45	61,046.32	5,368.87	8.79	165,300.85	183,138.96	17,838.11	9.74	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	965.76	965.76	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	5,487.87	8,262.01	2,774.14	33.58	15,718.92	24,786.03	9,067.11	36.58	99,144.12
4110-99-000	Total Administrative Salaries	61,165.32	69,630.25	8,464.93	12.16	181,019.77	208,890.75	27,870.98	13.34	936,635.31
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	36.00	367.73	331.73	90.21	336.52	1,203.19	866.67	72.03	4,812.88
4130-00-004	General Legal Expense	7,220.52	6,793.81	-426.71	-6.28	21,542.52	20,381.43	-1,161.09	-5.70	81,525.72
4131-00-000	Total Legal Expense	7,256.52	7,161.54	-94.98	-1.33	21,879.04	21,584.62	-294.42	-1.36	86,338.60
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	40.00	2,892.94	2,852.94	98.62	-527.00	9,678.82	10,205.82	105.44	39,714.98
4140-00-001	Staff Training - Travel Expenses	0.00	247.86	247.86	100.00	0.00	1,743.58	1,743.58	100.00	8,974.32
4150-00-000	Staff Travel	2,296.68	3,479.40	1,182.72	33.99	6,281.11	11,438.20	5,157.09	45.09	45,752.92
4170-00-000	Accounting Fees	5,425.00	1,409.64	-4,015.36	-284.85	9,225.00	3,728.92	-5,496.08	-147.39	12,415.70
4171-00-000	Auditing Fees	1,915.35	1,950.00	34.65	1.78	5,746.05	5,850.00	103.95	1.78	23,400.00
4173-00-001	Management Fee - POOL	0.00	61.05	61.05	100.00	0.00	183.15	183.15	100.00	732.55
4174-00-000	Licenses/Fees/Permits	2,409.00	544.43	-1,864.57	-342.48	5,516.00	1,933.29	-3,582.71	-185.32	7,733.15
4180-00-000	Office Rent	1,800.00	1,800.00	0.00	0.00	5,400.00	5,400.00	0.00	0.00	21,600.00
4184-00-000	Professional Fees/Services	0.00	3,564.17	3,564.17	100.00	705.00	9,192.51	8,487.51	92.33	33,769.80
4189-00-000	Total Other Admin Expenses	13,886.03	15,949.49	2,063.46	12.94	32,346.16	49,148.47	16,802.31	34.19	194,093.42
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	356.00	111.39	-244.61	-219.60	768.50	434.17	-334.33	-77.00	1,736.50
4190-00-004	Membership Dues and Fees	622.50	236.74	-385.76	-162.95	622.50	1,010.22	387.72	38.38	3,441.02
4190-00-006	Telephone	2,012.12	1,785.31	-226.81	-12.70	5,118.32	5,355.93	237.61	4.44	21,423.54
4190-00-008	Office Supplies	1,887.71	939.84	-947.87	-100.85	3,721.10	3,319.52	-401.58	-12.10	13,277.96
4190-00-010	Copier and Supplies	1,631.75	1,154.54	-477.21	-41.33	3,400.32	3,463.62	63.30	1.83	13,854.18
4190-00-012	Cell Phones/Pagers	1,927.61	2,012.55	84.94	4.22	5,063.75	6,037.65	973.90	16.13	24,150.78
4190-00-014	Payroll Services	496.17	505.00	8.83	1.75	1,395.11	1,515.00	119.89	7.91	6,450.00
4190-00-016	Postage/Express	709.82	753.30	43.48	5.77	4,367.47	2,509.90	-1,857.57	-74.01	10,539.60
4190-00-018	Legal Ads	344.09	546.32	202.23	37.02	1,406.41	1,498.96	92.55	6.17	5,995.72
4190-00-020	Printer Supplies	0.00	19.69	19.69	100.00	0.00	59.07	59.07	100.00	236.16
4190-00-022	Internet	1,594.97	1,862.70	267.73	14.37	3,840.85	5,588.10	1,747.25	31.27	22,352.10
4190-00-024	Answering Service/Voicemail	278.74	539.59	260.85	48.34	1,005.43	1,618.77	613.34	37.89	6,474.96
4190-00-026	Other Misc Admin Expenses	725.00	124.50	-600.50	-482.33	725.00	373.50	-351.50	-94.11	1,493.76
4190-00-028	Employee Services	650.00	776.30	126.30	16.27	336.00	1,878.90	1,542.90	82.12	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	929.34	929.34	100.00	6,717.28
4190-00-032	Commissioner Travel	0.00	526.88	526.88	100.00	0.00	1,580.64	1,580.64	100.00	9,322.68
4190-00-034	Sponsorships	0.00	0.00	0.00	N/A	995.00	0.00	-995.00	N/A	0.00
4190-00-036	Marketing/Promotions/Advertising	0.00	445.44	445.44	100.00	0.00	936.32	936.32	100.00	3,745.16
4190-00-038	Bank/Credit Card Fees	89.24	440.00	350.76	79.72	273.62	1,320.00	1,046.38	79.27	5,280.00
4190-00-040	Meetings / Seminars	0.00	194.64	194.64	100.00	0.00	883.92	883.92	100.00	3,535.50
4190-00-050	Cable TV	175.72	172.18	-3.54	-2.06	396.36	516.54	120.18	23.27	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	0.00	0.00	N/A	115.00	200.00	85.00	42.50	1,200.00

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4190-00-113	Computer Supplies	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	600.00
4190-00-114	Computer/IT Support Expense	4,200.75	3,900.00	-300.75	-7.71	13,403.57	11,700.00	-1,703.57	-14.56	46,800.00
4190-00-115	Computer System Support	2,120.54	1,925.00	-195.54	-10.16	6,361.62	5,775.00	-586.62	-10.16	23,100.00
4190-00-400	Caring, Inc. misc	274.33	0.00	-274.33	N/A	461.20	0.00	-461.20	N/A	0.00
4190-00-600	HCPM - Mgmt Fee Expense	1,769.93	1,865.00	95.07	5.10	5,844.84	5,595.00	-249.84	-4.47	24,040.00
4190-99-710	Property Mgmt Fee Expense	32,376.11	32,242.17	-133.94	-0.42	97,061.02	96,722.51	-338.51	-0.35	386,892.00
4190-99-720	Asset Mgmt Fee Expense	4,960.00	4,960.00	0.00	0.00	14,880.00	14,880.00	0.00	0.00	59,520.00
4190-99-730	Bookkeeping Fee Expense	3,607.50	3,592.00	-15.50	-0.43	11,315.00	10,776.00	-539.00	-5.00	43,104.00
4190-99-740	Prog Mgmt Fee Exp - JCP Antenna Rental 1C	478.93	437.00	-41.93	-9.60	1,436.79	1,311.00	-125.79	-9.60	5,244.00
4190-99-741	Prog Mgmt Fee Exp - JCP Office Space Rent	96.00	191.50	95.50	49.87	288.00	574.50	286.50	49.87	2,298.00
4190-99-742	Prog Mgmt Fee Exp - RVW Office Space Rent	24.00	24.00	0.00	0.00	72.00	72.00	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	1,000.00	1,500.00	500.00	33.33	6,000.00
4190-99-750	HCPM-Contract - Fee For Service Expense	6,591.00	7,124.00	533.00	7.48	18,726.50	21,372.00	2,645.50	12.38	92,612.00
4191-00-000	Total Miscellaneous Admin Expenses	70,500.53	70,317.36	-183.17	-0.26	204,401.28	212,658.08	8,256.80	3.88	865,906.38
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	152,808.40	163,058.64	10,250.24	6.29	439,646.25	492,281.92	52,635.67	10.69	2,082,973.71
4200-00-000 TENANT SERVICES										
4220-00-003	Tenant Svcs - Tenant Participation	0.00	100.43	100.43	100.00	5,228.55	301.29	-4,927.26	-1,635.39	1,205.28
4220-00-004	Tenant Svcs - HCFC Activities-	2,071.83	859.00	-1,212.83	-141.19	6,403.50	2,577.00	-3,826.50	-148.49	10,308.00
4220-00-008	Tenant Svcs - Food/Snacks	0.00	19.69	19.69	100.00	0.00	59.07	59.07	100.00	236.16
4220-00-018	Tenant Svcs - Recreation/Education	0.00	3.42	3.42	100.00	0.00	10.26	10.26	100.00	41.00
4220-00-022	Tenant Svcs - Monitoring Services	0.00	19.86	19.86	100.00	0.00	59.58	59.58	100.00	238.16
4299-00-000	TOTAL TENANT SERVICES EXPENSES	2,071.83	1,002.40	-1,069.43	-106.69	11,632.05	3,007.20	-8,624.85	-286.81	12,028.60
4300-00-000 UTILITY EXPENSES										
4310-00-000	Water & Sewer	27,190.68	25,368.72	-1,821.96	-7.18	81,633.84	76,106.16	-5,527.68	-7.26	304,424.54
4320-00-000	Electricity	23,953.39	30,383.33	6,429.94	21.16	73,508.67	91,149.99	17,641.32	19.35	364,600.00
4320-00-001	Electricity-Vacant Units	30.07	197.21	167.14	84.75	149.12	591.63	442.51	74.80	2,366.55
4330-00-000	Gas	19,666.37	13,443.16	-6,223.21	-46.29	29,356.08	40,329.48	10,973.40	27.21	161,318.00
4330-00-001	Gas-Vacant Units	0.00	123.53	123.53	100.00	0.00	370.59	370.59	100.00	1,482.30
4399-00-000	TOTAL UTILITY EXPENSES	70,840.51	69,515.95	-1,324.56	-1.91	184,647.71	208,547.85	23,900.14	11.46	834,191.39
4400-00-000 MAINTENANCE EXPENSES										
4400-99-000	General Maint Expense									
4400-99-765	Maintenance Fee For Service Expense	7,429.46	7,383.00	-46.46	-0.63	25,588.74	22,249.00	-3,339.74	-15.01	95,295.00
4410-00-000	Maintenance Salaries	19,575.44	19,999.08	423.64	2.12	57,902.42	59,997.24	2,094.82	3.49	260,557.66
4410-00-001	Maintenance Labor Overtime	3,076.98	1,239.70	-1,837.28	-148.20	9,309.18	3,719.10	-5,590.08	-150.31	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	1,723.73	5,975.46	4,251.73	71.15	4,753.10	17,926.38	13,173.28	73.49	71,705.52
4411-00-000	Maintenance Uniforms	1,200.00	289.18	-910.82	-314.97	1,200.00	867.54	-332.46	-38.32	3,470.04
4413-00-000	Vehicle Gas, Oil, Repairs, Supplies	3,199.57	1,180.18	-2,019.39	-171.11	3,199.57	3,540.54	340.97	9.63	14,162.04
4414-00-000	Vehicle Title/Registration	75.00	41.32	-33.68	-81.51	75.00	123.96	48.96	39.50	495.72
4419-00-000	Total General Maint Expense	36,280.18	36,107.92	-172.26	-0.48	102,028.01	108,423.76	6,395.75	5.90	470,162.44
4420-00-000	Materials									
4420-00-002	Materials-Electrical	190.50	264.88	74.38	28.08	629.57	1,044.64	415.07	39.73	3,678.44
4420-00-004	Materials-Plumbing	1,174.79	1,055.42	-119.37	-11.31	2,421.05	3,416.26	995.21	29.13	13,165.16
4420-00-006	Materials-Heating	1,567.15	1,076.60	-490.55	-45.56	4,096.40	2,729.80	-1,366.60	-50.06	10,419.26
4420-00-007	Materials-Flooring	2,033.65	391.89	-1,641.76	-418.93	2,893.19	1,175.67	-1,717.52	-146.09	5,202.80
4420-00-008	Materials-Paint	265.50	778.02	512.52	65.87	524.83	2,334.06	1,809.23	77.51	9,836.18

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Budget Comparison

Period = Dec 2014

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-00-010	Materials-Janitorial/Cleaning	77.80	264.47	186.67	70.58	2,164.90	793.41	-1,371.49	-172.86	3,673.58
4420-00-012	Materials-Lumber	450.83	351.14	-99.69	-28.39	518.28	1,303.42	785.14	60.24	4,713.62
4420-00-014	Materials-Maintenance Supplies	0.00	39.37	39.37	100.00	964.10	118.11	-845.99	-716.27	472.32
4420-00-016	Materials-Grounds	874.00	505.84	-368.16	-72.78	5,833.99	1,767.52	-4,066.47	-230.07	6,570.14
4420-00-018	Materials-Miscellaneous	478.21	977.37	499.16	51.07	937.82	2,432.11	1,494.29	61.44	9,228.56
4420-00-022	Materials-Equipment Repairs	6,491.95	466.17	-6,025.78	-1,292.61	9,340.73	1,398.51	-7,942.22	-567.91	5,593.86
4420-00-024	Materials-Appliance Parts	792.00	99.23	-692.77	-698.15	792.00	297.69	-494.31	-166.05	1,190.70
4420-00-026	Materials-Safety Equipment	2,040.09	859.42	-1,180.67	-137.38	9,115.57	2,578.26	-6,537.31	-253.56	10,812.92
4420-00-028	Materials-Hardware	61.35	143.78	82.43	57.33	486.54	431.34	-55.20	-12.80	2,225.30
4420-00-030	Materials-Glass/Screens	410.00	351.14	-58.86	-16.76	11,142.10	1,053.42	-10,088.68	-957.71	4,713.62
4420-00-032	Materials-Doors / Keys	201.59	479.51	277.92	57.96	3,512.39	1,688.53	-1,823.86	-108.01	6,254.24
4420-00-034	Materials-Drywall/Plaster	1,330.00	82.62	-1,247.38	-1,509.78	1,400.59	497.86	-902.73	-181.32	1,491.44
4420-00-036	Materials-Extermination/Pest Control	0.00	332.62	332.62	100.00	0.00	497.86	497.86	100.00	1,491.44
4420-00-038	Materials-Tools	0.00	272.56	272.56	100.00	100.54	817.68	717.14	87.70	3,770.78
4420-00-040	Materials-Cabinets	0.00	247.86	247.86	100.00	0.00	743.58	743.58	100.00	2,974.32
4429-00-000	Total Materials	18,439.41	9,039.91	-9,399.50	-103.98	56,874.59	27,119.73	-29,754.86	-109.72	107,478.68
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	2,805.19	2,425.00	-380.19	-15.68	24,568.50	7,275.00	-17,293.50	-237.71	29,100.00
4430-00-004	Contract-Trash Removal	3,951.10	3,680.00	-271.10	-7.37	11,852.59	11,040.00	-812.59	-7.36	44,160.00
4430-00-006	Contract-Extermination/Pest Control	1,506.00	1,212.58	-293.42	-24.20	3,593.00	3,637.74	44.74	1.23	14,550.84
4430-00-007	Contract-Extermination/Bed Bug	1,400.00	0.00	-1,400.00	N/A	2,300.00	0.00	-2,300.00	N/A	0.00
4430-00-008	Contract-Grounds	6,362.86	3,719.53	-2,643.33	-71.07	17,983.72	11,158.59	-6,825.13	-61.16	44,634.24
4430-00-012	Contract-Fire Alarm	0.00	2,033.11	2,033.11	100.00	0.00	6,099.33	6,099.33	100.00	24,397.20
4430-00-014	Contract-Boilers	0.00	206.56	206.56	100.00	0.00	619.68	619.68	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	2,603.76	2,603.76	100.00	10,414.98
4430-00-022	Contract-Janitorial/Cleaning	0.00	206.56	206.56	100.00	0.00	619.68	619.68	100.00	2,478.60
4430-00-024	Contract-Alarm System Monitoring	3,595.90	954.19	-2,641.71	-276.85	3,820.90	3,062.57	-758.33	-24.76	12,050.16
4430-00-030	Contract-Electrical	0.00	339.02	339.02	100.00	1,000.00	1,217.06	217.06	17.83	4,667.82
4430-00-032	Contract-Plumbing	4,470.90	1,786.79	-2,684.11	-150.22	9,990.72	4,960.37	-5,030.35	-101.41	19,641.48
4430-00-034	Contract-Roofing	175.00	264.18	89.18	33.76	1,375.00	792.54	-582.46	-73.49	3,170.04
4430-00-036	Contract-Painting	0.00	458.32	458.32	100.00	1,600.00	1,374.96	-225.04	-16.37	6,099.66
4430-00-038	Contract-Consultants	732.00	0.00	-732.00	N/A	732.00	0.00	-732.00	N/A	0.00
4439-00-000	Total Contract Costs	24,998.95	18,153.76	-6,845.19	-37.71	80,778.43	54,461.28	-26,317.15	-48.32	217,843.62
4499-00-000	TOTAL MAINTENACE EXPENSES	79,718.54	63,301.59	-16,416.95	-25.93	239,681.03	190,004.77	-49,676.26	-26.14	795,484.74
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	18,053.87	16,810.00	-1,243.87	-7.40	53,051.83	50,430.00	-2,621.83	-5.20	201,720.00
4520-00-000	PILOT-Payments in Lieu of Taxes	7,045.44	7,300.00	254.56	3.49	21,136.32	21,900.00	763.68	3.49	87,600.00
4540-00-000	Employee Benefits-Health/Dental/Optical	1,490.82	500.00	-990.82	-198.16	4,419.99	1,500.00	-2,919.99	-194.67	6,000.00
4541-00-000	Employee Benefits-Pension	8,679.17	9,735.00	1,055.83	10.85	26,037.51	29,205.00	3,167.49	10.85	116,820.00
4545-00-000	Employer Tax Expense	5,915.08	7,153.75	1,238.67	17.32	17,917.60	21,461.25	3,543.65	16.51	95,472.00
4570-00-000	Bad Debt-Tenant Rents	0.00	375.00	375.00	100.00	0.00	1,125.00	1,125.00	100.00	4,500.00
4570-00-001	Bad Debt-Other	0.00	1,041.67	1,041.67	100.00	0.00	3,125.01	3,125.01	100.00	12,500.00
4580-00-000	Security/Lease Enforcement Fee For Service	1,785.00	1,750.00	-35.00	-2.00	5,355.01	5,250.00	-105.01	-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	9,466.80	5,979.00	-3,487.80	-58.33	25,922.00
4590-00-000	Other General Expense	0.00	233.31	233.31	100.00	0.00	799.93	799.93	100.00	3,400.00
4599-00-000	TOTAL GENERAL EXPENSES	46,124.98	46,891.73	766.75	1.64	137,385.06	140,775.19	3,390.13	2.41	576,684.00

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Budget Comparison

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-00-101 Port-Out URP-Tenant Utility Reimbursement Pa	0.00	20.42	20.42	100.00	0.00	61.26	61.26	100.00	245.00
4715-10-001 URP-PH-Tenant Utility Reimbursement-Public I	145.00	172.92	27.92	16.15	466.00	518.76	52.76	10.17	2,075.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	145.00	193.34	48.34	25.00	466.00	580.02	114.02	19.66	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	6,932.49	6,714.00	-218.49	-3.25	26,856.00
4899-00-000 TOTAL FINANCING EXPENSES	2,236.39	2,238.00	1.61	0.07	6,932.49	6,714.00	-218.49	-3.25	26,856.00
8000-00-000 TOTAL EXPENSES	353,945.65	346,201.65	-7,744.00	-2.24	1,020,390.59	1,041,910.95	21,520.36	2.07	4,330,538.44
9000-00-000 NET INCOME	26,767.85	27,105.93	-338.08	-1.25	102,445.78	77,057.79	25,387.99	32.95	159,589.56