

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

Budget Comparison

Period = Jan 2015

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	139,224.00	139,388.33	-164.33	-0.12	556,664.00	557,553.32	-889.32	-0.16	1,672,660.00
3119-00-000	Total Rental Income	139,224.00	139,388.33	-164.33	-0.12	556,664.00	557,553.32	-889.32	-0.16	1,672,660.00
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	0.00	960.67	-960.67	-100.00	6,507.53	3,842.68	2,664.85	69.35	11,528.00
3120-00-006	NSF Charges	50.00	0.00	50.00	N/A	100.00	0.00	100.00	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	75.00	1,028.66	-953.66	-92.71	540.00	4,114.64	-3,574.64	-86.88	12,344.00
3129-00-000	Total Other Tenant Income	125.00	1,989.33	-1,864.33	-93.72	7,327.53	7,957.32	-629.79	-7.91	23,872.00
3199-00-000	NET TENANT INCOME	139,349.00	141,377.66	-2,028.66	-1.43	563,991.53	565,510.64	-1,519.11	-0.27	1,696,532.00
3400-00-000 GRANT INCOME										
3401-00-000	HUD PHA Operating Grants/Subsidy	119,005.00	122,693.42	-3,688.42	-3.01	487,090.00	490,773.68	-3,683.68	-0.75	1,472,326.00
3499-00-000	TOTAL GRANT INCOME	119,005.00	122,693.42	-3,688.42	-3.01	487,090.00	490,773.68	-3,683.68	-0.75	1,472,326.00
3600-00-000 OTHER INCOME										
3610-00-000	Interest Income	261.62	600.00	-338.38	-56.40	2,251.29	2,400.00	-148.71	-6.20	7,200.00
3620-00-114	Computer/IT Support Income	5,703.60	0.00	5,703.60	N/A	17,110.80	0.00	17,110.80	N/A	0.00
3620-50-041	IBS - IT Services Income	467.50	0.00	467.50	N/A	467.50	0.00	467.50	N/A	0.00
3620-50-042	HCDC - Management Services Income	10,840.52	0.00	10,840.52	N/A	32,555.88	0.00	32,555.88	N/A	0.00
3620-99-710	Property Mgmt Fee Income	32,376.11	32,240.00	136.11	0.42	129,437.13	128,960.00	477.13	0.37	386,880.00
3620-99-720	Asset Mgmt Fee Income	4,790.00	4,960.00	-170.00	-3.43	19,670.00	19,840.00	-170.00	-0.86	59,520.00
3620-99-730	Bookkeeping Fee Income	4,993.20	3,590.00	1,403.20	39.09	19,478.50	14,360.00	5,118.50	35.64	43,080.00
3620-99-740	Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	437.00	-132.63	-30.35	1,741.16	1,748.00	-6.84	-0.39	5,244.00
3620-99-741	Prog Mgmt Fee Inc - JCP Office Space Rental 10%	0.00	191.50	-191.50	-100.00	288.00	766.00	-478.00	-62.40	2,298.00
3620-99-742	Prog Mgmt Fee Inc - RVW Office Space Rental 10%	0.00	24.00	-24.00	-100.00	72.00	96.00	-24.00	-25.00	288.00
3620-99-743	Prog Mgmt Fee Inc - MVP Office Space Rental 10%	500.00	500.00	0.00	0.00	2,000.00	2,000.00	0.00	0.00	6,000.00
3620-99-744	Prog Mgmt Fee Inc - Capital Fund 8%	4,392.83	4,392.00	0.83	0.02	17,571.32	17,568.00	3.32	0.02	52,704.00
3620-99-745	Prog Mgmt Fee Inc - HCFC 10% NetInc	8.44	0.00	8.44	N/A	96.85	750.00	-653.15	-87.09	2,000.00
3620-99-746	Prog Mgmt Fee Inc - HCPM 10% NetInc	338.77	0.00	338.77	N/A	629.54	400.00	229.54	57.38	1,200.00
3620-99-747	Prog Mgmt Fee Inc - Wildwood HA	6,800.00	6,666.00	134.00	2.01	26,800.01	26,666.00	134.01	0.50	80,000.00
3620-99-748	Prog Mgmt Fee Inc - S8 Admin 10%	0.00	990.00	-990.00	-100.00	4,102.50	3,960.00	142.50	3.60	11,880.00
3620-99-749	Prog Mgmt Fee Inc - Salem HA	11,305.33	11,305.00	0.33	0.00	45,221.32	45,220.00	1.32	0.00	135,664.00
3620-99-760	Lease Enforcement Fee For Service Income	4,733.40	3,158.00	1,575.40	49.89	14,200.20	9,500.00	4,700.20	49.48	28,500.00
3620-99-765	Maintenance Fee For Service Income	15,228.14	11,114.00	4,114.14	37.02	41,326.42	33,344.00	7,982.42	23.94	100,032.00
3620-99-770	Caring Licensing Fee	0.00	1,650.00	-1,650.00	-100.00	4,539.84	6,600.00	-2,060.16	-31.21	19,800.00
3620-99-800	Prog Mgmt Fee Inc - NRTC	0.00	16,250.00	-16,250.00	-100.00	0.00	65,000.00	-65,000.00	-100.00	195,000.00
3650-00-000	Miscellaneous Other Income	1,113.88	2,040.00	-926.12	-45.40	17,177.48	7,710.00	9,467.48	122.79	24,080.00
3650-00-002	Misc Other Income-Buck St Office Rental	5,170.73	5,000.00	170.73	3.41	20,170.73	20,000.00	170.73	0.85	60,000.00
3650-00-004	Misc Other Income-Office Space Rental	1,800.00	3,955.00	-2,155.00	-54.49	10,800.00	15,820.00	-5,020.00	-31.73	47,460.00
3650-00-302	Misc Income-Antenna Rental	3,043.65	4,370.00	-1,326.35	-30.35	17,411.46	17,480.00	-68.54	-0.39	52,440.00
3699-00-000	TOTAL OTHER INCOME	114,172.09	113,432.50	739.59	0.65	445,119.93	440,188.00	4,931.93	1.12	1,321,270.00
3999-00-000	TOTAL INCOME	372,526.09	377,503.58	-4,977.49	-1.32	1,496,201.46	1,496,472.32	-270.86	-0.02	4,490,128.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-00-000 EXPENSES										
4100-00-000 ADMINISTRATIVE EXPENSES										
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	92,763.54	91,570.39	-1,193.15	-1.30	258,064.39	274,709.35	16,644.96	6.06	824,128.15
4110-00-001	Administrative Overtime	2,553.52	0.00	-2,553.52	N/A	2,553.52	0.00	-2,553.52	N/A	500.00
4110-00-002	Additional Compensation	0.00	321.92	321.92	100.00	0.00	1,287.68	1,287.68	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	4,965.33	8,262.01	3,296.68	39.90	20,684.25	33,048.04	12,363.79	37.41	99,144.12
4110-99-000	Total Administrative Salaries	100,282.39	100,154.32	-128.07	-0.13	281,302.16	309,045.07	27,742.91	8.98	936,635.31
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	152.00	467.73	315.73	67.50	488.52	1,670.92	1,182.40	70.76	4,812.88
4130-00-004	General Legal Expense	7,432.00	6,793.81	-638.19	-9.39	28,974.52	27,175.24	-1,799.28	-6.62	81,525.72
4131-00-000	Total Legal Expense	7,584.00	7,261.54	-322.46	-4.44	29,463.04	28,846.16	-616.88	-2.14	86,338.60
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	1,893.00	2,892.94	999.94	34.56	1,366.00	12,571.76	11,205.76	89.13	39,714.98
4140-00-001	Staff Training - Travel Expenses	0.00	1,247.86	1,247.86	100.00	0.00	2,991.44	2,991.44	100.00	8,974.32
4150-00-000	Staff Travel	564.97	3,979.40	3,414.43	85.80	7,452.32	15,417.60	7,965.28	51.66	45,752.92
4170-00-000	Accounting Fees	0.00	909.64	909.64	100.00	9,225.00	4,638.56	-4,586.44	-98.88	12,415.70
4171-00-000	Auditing Fees	1,915.35	1,950.00	34.65	1.78	7,661.40	7,800.00	138.60	1.78	23,400.00
4173-00-001	Management Fee - POOL	0.00	61.05	61.05	100.00	0.00	244.20	244.20	100.00	732.55
4174-00-000	Licenses/Fees/Permits	494.00	844.43	350.43	41.50	6,010.00	2,777.72	-3,232.28	-116.36	7,733.15
4180-00-000	Office Rent	1,800.00	1,800.00	0.00	0.00	7,200.00	7,200.00	0.00	0.00	21,600.00
4184-00-000	Professional Fees/Services	4,047.50	2,064.17	-1,983.33	-96.08	4,752.50	11,256.68	6,504.18	57.78	33,769.80
4189-00-000	Total Other Admin Expenses	10,714.82	15,749.49	5,034.67	31.97	43,667.22	64,897.96	21,230.74	32.71	194,093.42
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	254.10	111.39	-142.71	-128.12	1,022.60	545.56	-477.04	-87.44	1,736.50
4190-00-004	Membership Dues and Fees	0.00	236.74	236.74	100.00	622.50	1,246.96	624.46	50.08	3,441.02
4190-00-006	Telephone	1,580.12	1,785.31	205.19	11.49	6,698.44	7,141.24	442.80	6.20	21,423.54
4190-00-008	Office Supplies	538.44	939.84	401.40	42.71	4,259.54	4,259.36	-0.18	0.00	13,277.96
4190-00-010	Copier and Supplies	1,634.77	1,154.54	-480.23	-41.59	5,035.09	4,618.16	-416.93	-9.03	13,854.18
4190-00-012	Cell Phones/Pagers	1,521.77	2,012.55	490.78	24.39	6,585.52	8,050.20	1,464.68	18.19	24,150.78
4190-00-014	Payroll Services	898.37	635.00	-263.37	-41.48	2,293.48	2,150.00	-143.48	-6.67	6,450.00
4190-00-016	Postage/Express	268.97	1,003.30	734.33	73.19	4,636.44	3,513.20	-1,123.24	-31.97	10,539.60
4190-00-018	Legal Ads	412.50	476.32	63.82	13.40	1,818.91	1,975.28	156.37	7.92	5,995.72
4190-00-020	Printer Supplies	69.99	19.69	-50.30	-255.46	69.99	78.76	8.77	11.14	236.16
4190-00-022	Internet	1,360.86	1,862.70	501.84	26.94	5,201.71	7,450.80	2,249.09	30.19	22,352.10
4190-00-024	Answering Service/Voicemail	808.31	539.59	-268.72	-49.80	1,813.74	2,158.36	344.62	15.97	6,474.96
4190-00-026	Other Misc Admin Expenses	0.00	124.50	124.50	100.00	725.00	498.00	-227.00	-45.58	1,493.76
4190-00-028	Employee Services	548.23	526.30	-21.93	-4.17	431.23	2,405.20	1,973.97	82.07	7,515.62
4190-00-029	Employee Services - Health	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	600.00
4190-00-030	Commissioner Meetings	2,729.48	0.00	-2,729.48	N/A	2,729.48	0.00	-2,729.48	N/A	0.00
4190-00-031	Commissioner Training	0.00	309.78	309.78	100.00	0.00	1,239.12	1,239.12	100.00	6,717.28
4190-00-032	Commissioner Travel	0.00	526.88	526.88	100.00	0.00	2,107.52	2,107.52	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	255.96	245.44	-10.52	-4.29	255.96	1,181.76	925.80	78.34	3,745.16
4190-00-038	Bank/Credit Card Fees	139.19	440.00	300.81	68.37	412.81	1,760.00	1,347.19	76.54	5,280.00
4190-00-040	Meetings / Seminars	0.00	194.64	194.64	100.00	0.00	1,078.56	1,078.56	100.00	3,335.50
4190-00-050	Cable TV	177.56	172.18	-5.38	-3.12	573.92	688.72	114.80	16.67	2,065.86

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4190-00-111	Computer Hardware	808.99	1,000.00	191.01	19.10	808.99	2,000.00	1,191.01	59.55	4,000.00
4190-00-112	Computer Software	84.00	200.00	116.00	58.00	199.00	400.00	201.00	50.25	1,200.00
4190-00-113	Computer Supplies	500.75	0.00	-500.75	N/A	500.75	200.00	-300.75	-150.38	600.00
4190-00-114	Computer/IT Support Expense	5,587.81	3,900.00	-1,687.81	-43.28	18,991.38	15,600.00	-3,391.38	-21.74	46,800.00
4190-00-115	Computer System Support	2,193.70	1,925.00	-268.70	-13.96	8,555.32	7,700.00	-855.32	-11.11	23,100.00
4190-00-400	Caring, Inc. misc	288.48	0.00	-288.48	N/A	749.68	0.00	-749.68	N/A	0.00
4190-00-600	HCPM - Mgmt Fee Expense	2,734.72	2,695.00	-39.72	-1.47	8,579.56	8,290.00	-289.56	-3.49	24,040.00
4190-99-710	Property Mgmt Fee Expense	32,376.11	32,240.17	-135.94	-0.42	129,437.13	128,962.68	-474.45	-0.37	386,892.00
4190-99-720	Asset Mgmt Fee Expense	4,960.00	4,960.00	0.00	0.00	19,840.00	19,840.00	0.00	0.00	59,520.00
4190-99-730	Bookkeeping Fee Expense	3,607.50	3,592.00	-15.50	-0.43	14,922.50	14,368.00	-554.50	-3.86	43,104.00
4190-99-740	Prog Mgmt Fee Exp - JCP Antenna Rental 1C	304.37	437.00	132.63	30.35	1,741.16	1,748.00	6.84	0.39	5,244.00
4190-99-741	Prog Mgmt Fee Exp - JCP Office Space Rent	0.00	191.50	191.50	100.00	288.00	766.00	478.00	62.40	2,298.00
4190-99-742	Prog Mgmt Fee Exp - RVW Office Space Rent	0.00	24.00	24.00	100.00	72.00	96.00	24.00	25.00	288.00
4190-99-743	Prog Mgmt Fee Exp - MVP Office Space Rent	500.00	500.00	0.00	0.00	1,500.00	2,000.00	500.00	25.00	6,000.00
4190-99-750	HCPM-Contract - Fee For Service Expense	3,360.50	10,686.00	7,325.50	68.55	22,087.00	32,058.00	9,971.00	31.10	92,612.00
4191-00-000	Total Miscellaneous Admin Expenses	70,505.55	75,817.36	5,311.81	7.01	274,453.83	288,475.44	14,021.61	4.86	865,906.38
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	189,086.76	198,982.71	9,895.95	4.97	628,886.25	691,264.63	62,378.38	9.02	2,082,973.71
4200-00-000 TENANT SERVICES										
4220-00-003	Tenant Svcs - Tenant Participation	9,070.00	100.43	-8,969.57	-8,931.17	14,298.55	401.72	-13,896.83	-3,459.33	1,205.28
4220-00-004	Tenant Svcs - HCFC Activities-	2,071.83	859.00	-1,212.83	-141.19	8,475.33	3,436.00	-5,039.33	-146.66	10,308.00
4220-00-008	Tenant Svcs - Food/Snacks	102.19	19.69	-82.50	-418.99	102.19	78.76	-23.43	-29.75	236.16
4220-00-018	Tenant Svcs - Recreation/Education	0.00	3.42	3.42	100.00	0.00	13.68	13.68	100.00	41.00
4220-00-022	Tenant Svcs - Monitoring Services	0.00	19.86	19.86	100.00	0.00	79.44	79.44	100.00	238.16
4299-00-000	TOTAL TENANT SERVICES EXPENSES	11,244.02	1,002.40	-10,241.62	-1,021.71	22,876.07	4,009.60	-18,866.47	-470.53	12,028.60
4300-00-000 UTILITY EXPENSES										
4310-00-000	Water & Sewer	28,287.30	25,368.72	-2,918.58	-11.50	109,921.14	101,474.88	-8,446.26	-8.32	304,424.54
4320-00-000	Electricity	30,239.06	30,383.33	144.27	0.47	103,747.73	121,533.32	17,785.59	14.63	364,600.00
4320-00-001	Electricity-Vacant Units	311.70	197.21	-114.49	-58.05	460.82	788.84	328.02	41.58	2,366.55
4330-00-000	Gas	25,395.23	13,443.16	-11,952.07	-88.91	54,751.31	53,772.64	-978.67	-1.82	161,318.00
4330-00-001	Gas-Vacant Units	0.00	123.53	123.53	100.00	0.00	494.12	494.12	100.00	1,482.30
4399-00-000	TOTAL UTILITY EXPENSES	84,233.29	69,515.95	-14,717.34	-21.17	268,881.00	278,063.80	9,182.80	3.30	834,191.39
4400-00-000 MAINTENANCE EXPENSES										
4400-99-000	General Maint Expense									
4400-99-765	Maintenance Fee For Service Expense	14,938.00	10,682.00	-4,256.00	-39.84	40,526.74	32,931.00	-7,595.74	-23.07	95,295.00
4410-00-000	Maintenance Salaries	28,406.32	27,310.30	-1,096.02	-4.01	86,308.74	87,307.54	998.80	1.14	260,557.66
4410-00-001	Maintenance Labor Overtime	5,589.35	1,239.70	-4,349.65	-350.86	14,898.53	4,958.80	-9,939.73	-200.45	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	1,661.83	5,975.46	4,313.63	72.19	6,414.93	23,901.84	17,486.91	73.16	71,705.52
4411-00-000	Maintenance Uniforms	0.00	289.18	289.18	100.00	1,200.00	1,156.72	-43.28	-3.74	3,470.04
4413-00-000	Vehicle Gas, Oil, Repairs, Supplies	871.44	1,180.18	308.74	26.16	4,071.01	4,720.72	649.71	13.76	14,162.04
4414-00-000	Vehicle Title/Registration	0.00	41.32	41.32	100.00	75.00	165.28	90.28	54.62	495.72
4419-00-000	Total General Maint Expense	51,466.94	46,718.14	-4,748.80	-10.16	153,494.95	155,141.90	1,646.95	1.06	470,162.44
4420-00-000	Materials									
4420-00-002	Materials-Electrical	89.26	264.88	175.62	66.30	718.83	1,309.52	590.69	45.11	3,678.44
4420-00-004	Materials-Plumbing	417.25	1,055.42	638.17	60.47	2,838.30	4,471.68	1,633.38	36.53	13,165.16
4420-00-006	Materials-Heating	0.00	826.60	826.60	100.00	4,096.40	3,556.40	-540.00	-15.18	10,419.26

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-00-007	Materials-Flooring	672.46	641.89	-30.57	-4.76	3,565.65	1,817.56	-1,748.09	-96.18	5,202.80
4420-00-008	Materials-Paint	1,221.90	778.02	-443.88	-57.05	1,746.73	3,112.08	1,365.35	43.87	9,836.18
4420-00-010	Materials-Janitorial/Cleaning	0.00	264.47	264.47	100.00	2,164.90	1,057.88	-1,107.02	-104.65	3,673.58
4420-00-012	Materials-Lumber	305.57	351.14	45.57	12.98	823.85	1,654.56	830.71	50.21	4,713.62
4420-00-014	Materials-Maintenance Supplies	205.46	39.37	-166.09	-421.87	1,169.56	157.48	-1,012.08	-642.67	472.32
4420-00-016	Materials-Grounds	0.00	505.84	505.84	100.00	5,833.99	2,273.36	-3,560.63	-156.62	6,570.14
4420-00-018	Materials-Miscellaneous	0.00	727.37	727.37	100.00	937.82	3,159.48	2,221.66	70.32	9,228.56
4420-00-022	Materials-Equipment Repairs	0.00	466.17	466.17	100.00	9,340.73	1,864.68	-7,476.05	-400.93	5,593.86
4420-00-024	Materials-Appliance Parts	0.00	99.23	99.23	100.00	792.00	396.92	-395.08	-99.54	1,190.70
4420-00-026	Materials-Safety Equipment	1,929.23	1,109.42	-819.81	-73.90	11,044.80	3,687.68	-7,357.12	-199.51	10,812.92
4420-00-028	Materials-Hardware	55.07	143.78	88.71	61.70	541.61	575.12	33.51	5.83	2,225.30
4420-00-030	Materials-Glass/Screens	0.00	351.14	351.14	100.00	11,142.10	1,404.56	-9,737.54	-693.28	4,713.62
4420-00-032	Materials-Doors / Keys	93.10	479.51	386.41	80.58	3,905.48	2,168.04	-1,737.44	-80.14	6,254.24
4420-00-034	Materials-Drywall/Plaster	0.00	82.62	82.62	100.00	1,400.59	580.48	-820.11	-141.28	1,491.44
4420-00-036	Materials-Extermination/Pest Control	0.00	82.62	82.62	100.00	0.00	580.48	580.48	100.00	1,491.44
4420-00-038	Materials-Tools	0.00	522.56	522.56	100.00	100.54	1,340.24	1,239.70	92.50	3,770.78
4420-00-040	Materials-Cabinets	0.00	247.86	247.86	100.00	0.00	991.44	991.44	100.00	2,974.32
4429-00-000	Total Materials	4,989.30	9,039.91	4,050.61	44.81	62,163.88	36,159.64	-26,004.24	-71.92	107,478.68
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	2,805.06	2,425.00	-380.06	-15.67	27,373.56	9,700.00	-17,673.56	-182.20	29,100.00
4430-00-004	Contract-Trash Removal	3,930.08	3,680.00	-250.08	-6.80	15,782.67	14,720.00	-1,062.67	-7.22	44,160.00
4430-00-006	Contract-Extermination/Pest Control	986.00	1,212.58	226.58	18.69	4,579.00	4,850.32	271.32	5.59	14,550.84
4430-00-007	Contract-Extermination/Bed Bug	0.00	0.00	0.00	N/A	2,300.00	0.00	-2,300.00	N/A	0.00
4430-00-008	Contract-Grounds	0.00	3,719.53	3,719.53	100.00	17,983.72	14,878.12	-3,105.60	-20.87	44,634.24
4430-00-012	Contract-Fire Alarm	0.00	2,033.11	2,033.11	100.00	0.00	8,132.44	8,132.44	100.00	24,397.20
4430-00-014	Contract-Boilers	0.00	206.56	206.56	100.00	0.00	826.24	826.24	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	3,471.68	3,471.68	100.00	10,414.98
4430-00-022	Contract-Janitorial/Cleaning	0.00	206.56	206.56	100.00	0.00	826.24	826.24	100.00	2,478.60
4430-00-024	Contract-Alarm System Monitoring	1,952.04	954.19	-997.85	-104.58	5,772.94	4,016.76	-1,756.18	-43.72	12,050.16
4430-00-030	Contract-Electrical	0.00	339.02	339.02	100.00	1,000.00	1,556.08	556.08	35.74	4,667.82
4430-00-032	Contract-Plumbing	-3,267.55	1,586.79	4,854.34	305.92	6,723.17	6,547.16	-176.01	-2.69	19,641.48
4430-00-034	Contract-Roofing	0.00	264.18	264.18	100.00	1,375.00	1,056.72	-318.28	-30.12	3,170.04
4430-00-036	Contract-Painting	0.00	658.32	658.32	100.00	1,600.00	2,033.28	433.28	21.31	6,099.66
4430-00-038	Contract-Consultants	0.00	0.00	0.00	N/A	732.00	0.00	-732.00	N/A	0.00
4439-00-000	Total Contract Costs	6,405.63	18,153.76	11,748.13	64.71	87,184.06	72,615.04	-14,569.02	-20.06	217,843.62
4499-00-000	TOTAL MAINTENACE EXPENSES	62,861.87	73,911.81	11,049.94	14.95	302,842.89	263,916.58	-38,926.31	-14.75	795,484.74

4500-00-000 GENERAL EXPENSES

4510-00-000	Insurance	18,277.20	16,810.00	-1,467.20	-8.73	71,329.03	67,240.00	-4,089.03	-6.08	201,720.00
4520-00-000	PILOT-Payments in Lieu of Taxes	7,045.44	7,300.00	254.56	3.49	28,181.76	29,200.00	1,018.24	3.49	87,600.00
4540-00-000	Employee Benefits-Health/Dental/Optical	1,765.86	500.00	-1,265.86	-253.17	6,185.85	2,000.00	-4,185.85	-209.29	6,000.00
4541-00-000	Employee Benefits-Pension	8,679.17	9,735.00	1,055.83	10.85	34,716.68	38,940.00	4,223.32	10.85	116,820.00
4545-00-000	Employer Tax Expense	11,400.13	10,362.75	-1,037.38	-10.01	29,317.73	31,824.00	2,506.27	7.88	95,472.00
4570-00-000	Bad Debt-Tenant Rents	0.00	375.00	375.00	100.00	0.00	1,500.00	1,500.00	100.00	4,500.00
4570-00-001	Bad Debt-Other	0.00	1,041.67	1,041.67	100.00	0.00	4,166.68	4,166.68	100.00	12,500.00
4580-00-000	Security/Lease Enforcement Fee For Service	2,677.52	2,625.00	-52.52	-2.00	8,032.53	7,875.00	-157.53	-2.00	22,750.00
4580-99-760	Lease Enforcement Fee For Service Expense	4,733.40	2,996.00	-1,737.40	-57.99	14,200.20	8,975.00	-5,225.20	-58.22	25,922.00
4590-00-000	Other General Expense	0.00	333.31	333.31	100.00	0.00	1,133.24	1,133.24	100.00	3,400.00

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

Budget Comparison

Period = Jan 2015

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4599-00-000	TOTAL GENERAL EXPENSES	54,578.72	52,078.73	-2,499.99	-4.80	191,963.78	192,853.92	890.14	0.46	576,684.00
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	81.68	81.68	100.00	245.00
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public t	241.00	172.92	-68.08	-39.37	707.00	691.68	-15.32	-2.21	2,075.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	193.34	-47.66	-24.65	707.00	773.36	66.36	8.58	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	9,168.88	8,952.00	-216.88	-2.42	26,856.00
4899-00-000	TOTAL FINANCING EXPENSES	2,236.39	2,238.00	1.61	0.07	9,168.88	8,952.00	-216.88	-2.42	26,856.00
8000-00-000	TOTAL EXPENSES	404,482.05	397,922.94	-6,559.11	-1.65	1,425,325.87	1,439,833.89	14,508.02	1.01	4,330,538.44
9000-00-000	NET INCOME	-31,955.96	-20,419.36	-11,536.60	-56.50	70,875.59	56,638.43	14,237.16	25.14	159,589.56