

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

Budget Comparison

Period = Feb 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	137,838.00	139,388.33	-1,550.33	-1.11	695,292.00	696,941.65	-1,649.65	-0.24	1,672,660.00
3119-00-000	Total Rental Income	<u>137,838.00</u>	<u>139,388.33</u>	<u>-1,550.33</u>	<u>-1.11</u>	<u>695,292.00</u>	<u>696,941.65</u>	<u>-1,649.65</u>	<u>-0.24</u>	<u>1,672,660.00</u>
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	6,540.33	960.67	5,579.66	580.81	13,047.86	4,803.35	8,244.51	171.64	11,528.00
3120-00-006	NSF Charges	25.00	0.00	25.00	N/A	125.00	0.00	125.00	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	85.00	1,028.66	-943.66	-91.74	625.00	5,143.30	-4,518.30	-87.85	12,344.00
3129-00-000	Total Other Tenant Income	<u>6,650.33</u>	<u>1,989.33</u>	<u>4,661.00</u>	<u>234.30</u>	<u>13,977.86</u>	<u>9,946.65</u>	<u>4,031.21</u>	<u>40.53</u>	<u>23,872.00</u>
3199-00-000	NET TENANT INCOME	<u>144,488.33</u>	<u>141,377.66</u>	<u>3,110.67</u>	<u>2.20</u>	<u>709,269.86</u>	<u>706,888.30</u>	<u>2,381.56</u>	<u>0.34</u>	<u>1,696,532.00</u>
3400-00-000 GRANT INCOME										
3401-00-000	HUD PHA Operating Grants/Subsidy	106,709.00	122,693.42	-15,984.42	-13.03	593,799.00	613,467.10	-19,668.10	-3.21	1,472,326.00
3499-00-000	TOTAL GRANT INCOME	<u>106,709.00</u>	<u>122,693.42</u>	<u>-15,984.42</u>	<u>-13.03</u>	<u>593,799.00</u>	<u>613,467.10</u>	<u>-19,668.10</u>	<u>-3.21</u>	<u>1,472,326.00</u>
3600-00-000 OTHER INCOME										
3610-00-000	Interest Income	239.62	600.00	-360.38	-60.06	2,490.91	3,000.00	-509.09	-16.97	7,200.00
3620-00-114	Computer/IT Support Income	3,802.40	0.00	3,802.40	N/A	20,913.20	0.00	20,913.20	N/A	0.00
3620-50-041	IBS - IT Services Income	0.00	0.00	0.00	N/A	467.50	0.00	467.50	N/A	0.00
3620-50-042	HCDC - Management Services Income	8,440.19	0.00	8,440.19	N/A	39,390.16	0.00	39,390.16	N/A	0.00
3620-99-710	Property Mgmt Fee Income	32,174.18	32,240.00	-65.82	-0.20	161,611.31	161,200.00	411.31	0.26	386,880.00
3620-99-720	Asset Mgmt Fee Income	4,960.00	4,960.00	0.00	0.00	24,630.00	24,800.00	-170.00	-0.69	59,520.00
3620-99-730	Bookkeeping Fee Income	4,723.70	3,590.00	1,133.70	31.58	24,202.20	17,950.00	6,252.20	34.83	43,080.00
3620-99-740	Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	437.00	-132.63	-30.35	2,045.53	2,185.00	-139.47	-6.38	5,244.00
3620-99-741	Prog Mgmt Fee Inc - JCP Office Space Rental 10%	96.00	191.50	-95.50	-49.87	384.00	957.50	-573.50	-59.90	2,298.00
3620-99-742	Prog Mgmt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	96.00	120.00	-24.00	-20.00	288.00
3620-99-743	Prog Mgmt Fee Inc - MVP Office Space Rental 10%	500.00	500.00	0.00	0.00	2,500.00	2,500.00	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	21,964.15	21,960.00	4.15	0.02	52,704.00
3620-99-745	Prog Mgmt Fee Inc - HCFC 10% NetInc	0.00	0.00	0.00	N/A	96.85	750.00	-653.15	-87.09	2,000.00
3620-99-746	Prog Mgmt Fee Inc - HCPM 10% NetInc	0.00	0.00	0.00	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	33,600.01	33,332.00	268.01	0.80	80,000.00
3620-99-748	Prog Mgmt Fee Inc - S8 Admin 10%	1,380.00	990.00	390.00	39.39	5,482.50	4,950.00	532.50	10.76	11,880.00
3620-99-749	Prog Mgmt Fee Inc - Salem HA	13,768.33	11,305.00	2,463.33	21.79	58,989.65	56,525.00	2,464.65	4.36	135,664.00
3620-99-760	Lease Enforcement Fee For Service Income	3,155.60	3,158.00	-2.40	-0.08	17,355.80	12,658.00	4,697.80	37.11	28,500.00
3620-99-765	Maintenance Fee For Service Income	12,964.08	11,114.00	1,850.08	16.65	54,290.50	44,458.00	9,832.50	22.12	100,032.00
3620-99-770	Caring Licensing Fee	0.00	1,650.00	-1,650.00	-100.00	4,539.84	8,250.00	-3,710.16	-44.97	19,800.00
3620-99-800	Prog Mgmt Fee Inc - NRTC	0.00	16,250.00	-16,250.00	-100.00	0.00	81,250.00	-81,250.00	-100.00	195,000.00
3650-00-000	Miscellaneous Other Income	2,889.31	2,040.00	849.31	41.63	20,066.79	9,750.00	10,316.79	105.81	24,080.00
3650-00-002	Misc Other Income-Buck St Office Rental	4,949.27	5,000.00	-50.73	-1.01	25,120.00	25,000.00	120.00	0.48	60,000.00
3650-00-004	Misc Other Income-Office Space Rental	3,000.00	3,955.00	-955.00	-24.15	13,800.00	19,775.00	-5,975.00	-30.21	47,460.00
3650-00-302	Misc Income-Antenna Rental	3,043.65	4,370.00	-1,326.35	-30.35	20,455.11	21,850.00	-1,394.89	-6.38	52,440.00
3699-00-000	TOTAL OTHER INCOME	<u>111,607.53</u>	<u>113,432.50</u>	<u>-1,824.97</u>	<u>-1.61</u>	<u>555,121.55</u>	<u>553,620.50</u>	<u>1,501.05</u>	<u>0.27</u>	<u>1,321,270.00</u>
3999-00-000	TOTAL INCOME	<u>362,804.86</u>	<u>377,503.58</u>	<u>-14,698.72</u>	<u>-3.89</u>	<u>1,858,190.41</u>	<u>1,873,975.90</u>	<u>-15,785.49</u>	<u>-0.84</u>	<u>4,490,128.00</u>

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

Budget Comparison

Period = Feb 2015

Book = Accrual ; Tree = ysi_is

		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	78,485.62	91,570.39	13,084.77	14.29	336,550.01	366,279.74	29,729.73	8.12	824,128.15
4110-00-001	Administrative Overtime	0.00	0.00	0.00	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	1,609.60	1,609.60	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	7,256.90	8,262.01	1,005.11	12.17	27,941.15	41,310.05	13,368.90	32.36	99,144.12
4110-99-000	Total Administrative Salaries	85,742.52	100,154.32	14,411.80	14.39	367,044.68	409,199.39	42,154.71	10.30	936,635.31
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	96.00	367.73	271.73	73.89	584.52	2,038.65	1,454.13	71.33	4,812.88
4130-00-004	General Legal Expense	7,896.00	6,793.81	-1,102.19	-16.22	36,870.52	33,969.05	-2,901.47	-8.54	81,525.72
4131-00-000	Total Legal Expense	7,992.00	7,161.54	-830.46	-11.60	37,455.04	36,007.70	-1,447.34	-4.02	86,338.60
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	1,680.00	2,892.94	1,212.94	41.93	3,046.00	15,464.70	12,418.70	80.30	39,714.98
4140-00-001	Staff Training - Travel Expenses	0.00	247.86	247.86	100.00	0.00	3,239.30	3,239.30	100.00	8,974.32
4150-00-000	Staff Travel	1,433.22	3,979.40	2,546.18	63.98	8,885.54	19,397.00	10,511.46	54.19	45,752.92
4170-00-000	Accounting Fees	816.25	909.64	93.39	10.27	10,041.25	5,548.20	-4,493.05	-80.98	12,415.70
4171-00-000	Auditing Fees	1,915.35	1,950.00	34.65	1.78	9,576.75	9,750.00	173.25	1.78	23,400.00
4173-00-001	Management Fee - POOL	0.00	61.05	61.05	100.00	0.00	305.25	305.25	100.00	732.55
4174-00-000	Licenses/Fees/Permits	0.00	544.43	544.43	100.00	6,010.00	3,322.15	-2,687.85	-80.91	7,733.15
4180-00-000	Office Rent	1,800.00	1,800.00	0.00	0.00	9,000.00	9,000.00	0.00	0.00	21,600.00
4184-00-000	Professional Fees/Services	50.00	3,564.17	3,514.17	98.60	4,802.50	14,820.85	10,018.35	67.60	33,769.80
4189-00-000	Total Other Admin Expenses	7,694.82	15,949.49	8,254.67	51.76	51,362.04	80,847.45	29,485.41	36.47	194,093.42
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	0.00	211.39	211.39	100.00	1,022.60	756.95	-265.65	-35.09	1,736.50
4190-00-004	Membership Dues and Fees	175.00	386.74	211.74	54.75	797.50	1,633.70	836.20	51.18	3,441.02
4190-00-006	Telephone	1,507.61	1,785.31	277.70	15.55	8,206.05	8,926.55	720.50	8.07	21,423.54
4190-00-008	Office Supplies	1,524.59	1,439.84	-84.75	-5.89	5,784.13	5,699.20	-84.93	-1.49	13,277.96
4190-00-010	Copier and Supplies	425.43	1,154.54	729.11	63.15	5,460.52	5,772.70	312.18	5.41	13,854.18
4190-00-012	Cell Phones/Pagers	1,705.63	2,012.55	306.92	15.25	8,291.15	10,062.75	1,771.60	17.61	24,150.78
4190-00-014	Payroll Services	619.52	635.00	15.48	2.44	2,913.00	2,785.00	-128.00	-4.60	6,450.00
4190-00-016	Postage/Express	1,408.87	753.30	-655.57	-87.03	6,045.31	4,266.50	-1,778.81	-41.69	10,539.60
4190-00-018	Legal Ads	0.00	476.32	476.32	100.00	1,818.91	2,451.60	632.69	25.81	5,995.72
4190-00-020	Printer Supplies	45.61	19.69	-25.92	-131.64	115.60	98.45	-17.15	-17.42	236.16
4190-00-022	Internet	1,392.74	1,862.70	469.96	25.23	6,594.45	9,313.50	2,719.05	29.19	22,352.10
4190-00-024	Answering Service/Voicemail	384.78	539.59	154.81	28.69	2,198.52	2,697.95	499.43	18.51	6,474.96
4190-00-026	Other Misc Admin Expenses	1,021.57	124.50	-897.07	-720.54	1,746.57	622.50	-1,124.07	-180.57	1,493.76
4190-00-028	Employee Services	56.50	576.30	519.80	90.20	487.73	2,981.50	2,493.77	83.64	7,515.62
4190-00-029	Employee Services - Health	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
4190-00-030	Commissioner Meetings	0.00	0.00	0.00	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	1,548.90	1,548.90	100.00	6,717.28
4190-00-032	Commissioner Travel	5,581.90	526.88	-5,055.02	-959.43	5,581.90	2,634.40	-2,947.50	-111.89	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	245.44	245.44	100.00	255.96	1,427.20	1,171.24	82.07	3,745.16
4190-00-038	Bank/Credit Card Fees	86.24	440.00	353.76	80.40	612.73	2,200.00	1,587.27	72.15	5,280.00
4190-00-040	Meetings / Seminars	26.00	494.64	468.64	94.74	26.00	1,573.20	1,547.20	98.35	3,535.50
4190-00-050	Cable TV	196.33	172.18	-24.15	-14.03	770.25	860.90	90.65	10.53	2,065.86

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

Budget Comparison

Period = Feb 2015

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-00-111	Computer Hardware	0.00	0.00	0.00	N/A	808.99	2,000.00	1,191.01	59.55	4,000.00
4190-00-112	Computer Software	84.00	0.00	-84.00	N/A	283.00	400.00	117.00	29.25	1,200.00
4190-00-113	Computer Supplies	0.00	100.00	100.00	100.00	500.75	300.00	-200.75	-66.92	600.00
4190-00-114	Computer/IT Support Expense	3,754.51	3,900.00	145.49	3.73	22,745.89	19,500.00	-3,245.89	-16.65	46,800.00
4190-00-115	Computer System Support	2,279.76	1,925.00	-354.76	-18.43	10,835.08	9,625.00	-1,210.08	-12.57	23,100.00
4190-00-400	Caring, Inc. misc	20.68	0.00	-20.68	N/A	770.36	0.00	-770.36	N/A	0.00
4190-00-600	HCPM - Mgnt Fee Expense	2,430.87	1,865.00	-565.87	-30.34	11,010.43	10,155.00	-855.43	-8.42	24,040.00
4190-99-710	Property Mgnt Fee Expense	32,174.18	32,240.17	65.99	0.20	161,611.31	161,202.85	-408.46	-0.25	386,892.00
4190-99-720	Asset Mgnt Fee Expense	4,960.00	4,960.00	0.00	0.00	24,800.00	24,800.00	0.00	0.00	59,520.00
4190-99-730	Bookkeeping Fee Expense	3,585.00	3,592.00	7.00	0.19	18,507.50	17,960.00	-547.50	-3.05	43,104.00
4190-99-740	Prog Mgnt Fee Exp - JCP Antenna Rental 1C	304.37	437.00	132.63	30.35	2,045.53	2,185.00	139.47	6.38	5,244.00
4190-99-741	Prog Mgnt Fee Exp - JCP Office Space Rent	96.00	191.50	95.50	49.87	384.00	957.50	573.50	59.90	2,298.00
4190-99-742	Prog Mgnt Fee Exp - RVW Office Space Ren	24.00	24.00	0.00	0.00	96.00	120.00	24.00	20.00	288.00
4190-99-743	Prog Mgnt Fee Exp - MVP Office Space Rent	500.00	500.00	0.00	0.00	2,000.00	2,500.00	500.00	20.00	6,000.00
4190-99-750	HCPM-Contract - Fee For Service Expense	5,804.50	7,124.00	1,319.50	18.52	27,891.50	39,182.00	11,290.50	28.82	92,612.00
4191-00-000	Total Miscellaneous Admin Expenses	72,176.19	71,025.36	-1,150.83	-1.62	346,743.70	359,500.80	12,757.10	3.55	865,906.38
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	173,605.53	194,290.71	20,685.18	10.65	802,605.46	885,555.34	82,949.88	9.37	2,082,973.71
4200-00-000	TENANT SERVICES									
4220-00-003	Tenant Svcs - Tenant Participation	0.00	100.43	100.43	100.00	14,298.55	502.15	-13,796.40	-2,747.47	1,205.28
4220-00-004	Tenant Svcs - HCFC Activities-	2,071.83	859.00	-1,212.83	-141.19	10,547.16	4,295.00	-6,252.16	-145.57	10,308.00
4220-00-008	Tenant Svcs - Food/Snacks	57.56	19.69	-37.87	-192.33	159.75	98.45	-61.30	-62.27	236.16
4220-00-018	Tenant Svcs - Recreation/Education	0.00	3.42	3.42	100.00	0.00	17.10	17.10	100.00	41.00
4220-00-022	Tenant Svcs - Monitoring Services	0.00	19.86	19.86	100.00	0.00	99.30	99.30	100.00	238.16
4299-00-000	TOTAL TENANT SERVICES EXPENSES	2,129.39	1,002.40	-1,126.99	-112.43	25,005.46	5,012.00	-19,993.46	-398.91	12,028.60
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water & Sewer	28,893.98	25,368.72	-3,525.26	-13.90	138,815.12	126,843.60	-11,971.52	-9.44	304,424.54
4320-00-000	Electricity	28,441.47	30,383.33	1,941.86	6.39	132,189.20	151,916.65	19,727.45	12.99	364,600.00
4320-00-001	Electricity-Vacant Units	3.45	197.21	193.76	98.25	464.27	986.05	521.78	52.92	2,366.55
4330-00-000	Gas	9,993.00	13,443.16	3,450.16	25.66	64,744.31	67,215.80	2,471.49	3.68	161,318.00
4330-00-001	Gas-Vacant Units	0.00	123.53	123.53	100.00	0.00	617.65	617.65	100.00	1,482.30
4399-00-000	TOTAL UTILITY EXPENSES	67,331.90	69,515.95	2,184.05	3.14	336,212.90	347,579.75	11,366.85	3.27	834,191.39
4400-00-000	MAINTENACE EXPENSES									
4400-99-000	General Maint Expense									
4400-99-765	Maintenance Fee For Service Expense	12,721.04	7,383.00	-5,338.04	-72.30	53,247.78	40,314.00	-12,933.78	-32.08	95,295.00
4410-00-000	Maintenance Salaries	25,293.20	25,945.30	652.10	2.51	111,601.94	113,252.84	1,650.90	1.46	260,557.66
4410-00-001	Maintenance Labor Overtime	5,929.94	1,239.70	-4,690.24	-378.34	20,828.47	6,198.50	-14,629.97	-236.02	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	8,076.76	29,877.30	21,800.54	72.97	71,705.52
4411-00-000	Maintenance Uniforms	94.14	289.18	195.04	67.45	1,294.14	1,445.90	151.76	10.50	3,470.04
4413-00-000	Vehicle Gas, Oil, Repairs, Supplies	52.49	1,180.18	1,127.69	95.55	4,123.50	5,900.90	1,777.40	30.12	14,162.04
4414-00-000	Vehicle Title/Registration	188.00	41.32	-146.68	-354.99	263.00	206.60	-56.40	-27.30	495.72
4419-00-000	Total General Maint Expense	45,940.64	42,054.14	-3,886.50	-9.24	199,435.59	197,196.04	-2,239.55	-1.14	470,162.44
4420-00-000	Materials									
4420-00-002	Materials-Electrical	48.58	264.88	216.30	81.66	767.41	1,574.40	806.99	51.26	3,678.44
4420-00-004	Materials-Plumbing	780.68	1,055.42	274.74	26.03	3,618.98	5,527.10	1,908.12	34.52	13,165.16
4420-00-006	Materials-Heating	3,659.59	826.60	-2,832.99	-342.73	7,755.99	4,383.00	-3,372.99	-76.96	10,419.26

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

Budget Comparison

Period = Feb 2015

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-00-007	Materials-Flooring	1,737.67	391.89	-1,345.78	-343.41	5,303.32	2,209.45	-3,093.87	-140.03	5,202.80
4420-00-008	Materials-Paint	727.12	1,028.02	300.90	29.27	2,473.85	4,140.10	1,666.25	40.25	9,836.18
4420-00-010	Materials-Janitorial/Cleaning	660.73	264.47	-396.26	-149.83	2,825.63	1,322.35	-1,503.28	-113.68	3,673.58
4420-00-012	Materials-Lumber	7.92	351.14	343.22	97.74	831.77	2,005.70	1,173.93	58.53	4,713.62
4420-00-014	Materials-Maintenance Supplies	0.00	39.37	39.37	100.00	1,169.56	196.85	-972.71	-494.14	472.32
4420-00-016	Materials-Grounds	4,401.28	505.84	-3,895.44	-770.09	10,235.27	2,779.20	-7,456.07	-268.28	6,570.14
4420-00-018	Materials-Miscellaneous	821.15	727.37	-93.78	-12.89	1,758.97	3,886.85	2,127.88	54.75	9,228.56
4420-00-022	Materials-Equipment Repairs	2,867.18	466.17	-2,401.01	-515.05	12,207.91	2,330.85	-9,877.06	-423.75	5,593.86
4420-00-024	Materials-Appliance Parts	353.52	99.23	-254.29	-256.26	1,145.52	496.15	-649.37	-130.88	1,190.70
4420-00-026	Materials-Safety Equipment	1,027.05	859.42	-167.63	-19.50	12,071.85	4,547.10	-7,524.75	-165.48	10,812.92
4420-00-028	Materials-Hardware	191.92	393.78	201.86	51.26	733.53	968.90	235.37	24.29	2,225.30
4420-00-030	Materials-Glass/Screens	1,654.50	351.14	-1,303.36	-371.18	12,796.60	1,755.70	-11,040.90	-628.86	4,713.62
4420-00-032	Materials-Doors / Keys	2,410.86	479.51	-1,931.35	-402.78	6,316.34	2,647.55	-3,668.79	-138.57	6,254.24
4420-00-034	Materials-Drywall/Plaster	0.00	82.62	82.62	100.00	1,400.59	663.10	-737.49	-111.22	1,491.44
4420-00-036	Materials-Extermination/Pest Control	0.00	82.62	82.62	100.00	0.00	663.10	663.10	100.00	1,491.44
4420-00-038	Materials-Tools	331.66	272.56	-59.10	-21.68	432.20	1,612.80	1,180.60	73.20	3,770.78
4420-00-040	Materials-Cabinets	0.00	247.86	247.86	100.00	0.00	1,239.30	1,239.30	100.00	2,974.32
4429-00-000	Total Materials	21,681.41	8,789.91	-12,891.50	-146.66	83,845.29	44,949.55	-38,895.74	-86.53	107,478.68
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	5,635.25	2,425.00	-3,210.25	-132.38	33,008.81	12,125.00	-20,883.81	-172.24	29,100.00
4430-00-004	Contract-Trash Removal	3,860.08	3,680.00	-180.08	-4.89	19,642.75	18,400.00	-1,242.75	-6.75	44,160.00
4430-00-006	Contract-Extermination/Pest Control	1,046.00	1,212.58	166.58	13.74	5,625.00	6,062.90	437.90	7.22	14,550.84
4430-00-007	Contract-Extermination/Bed Bug	1,050.00	0.00	-1,050.00	N/A	3,350.00	0.00	-3,350.00	N/A	0.00
4430-00-008	Contract-Grounds	3,055.00	3,719.53	664.53	17.87	21,038.72	18,597.65	-2,441.07	-13.13	44,634.24
4430-00-012	Contract-Fire Alarm	0.00	2,033.11	2,033.11	100.00	0.00	10,165.55	10,165.55	100.00	24,397.20
4430-00-014	Contract-Boilers	0.00	206.56	206.56	100.00	0.00	1,032.80	1,032.80	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	4,339.60	4,339.60	100.00	10,414.98
4430-00-022	Contract-Janitorial/Cleaning	0.00	206.56	206.56	100.00	0.00	1,032.80	1,032.80	100.00	2,478.60
4430-00-024	Contract-Alarm System Monitoring	8,973.67	1,154.19	-7,819.48	-677.49	14,746.61	5,170.95	-9,575.66	-185.18	12,050.16
4430-00-030	Contract-Electrical	7,902.78	339.02	-7,563.76	-2,231.07	8,902.78	1,895.10	-7,007.68	-369.78	4,667.82
4430-00-032	Contract-Plumbing	7,567.23	1,586.79	-5,980.44	-376.89	14,290.40	8,133.95	-6,156.45	-75.69	19,641.48
4430-00-034	Contract-Roofing	350.00	264.18	-85.82	-32.49	1,725.00	1,320.90	-404.10	-30.59	3,170.04
4430-00-036	Contract-Painting	400.00	458.32	58.32	12.72	2,000.00	2,491.60	491.60	19.73	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	39,840.01	18,153.76	-21,686.25	-119.46	127,024.07	90,768.80	-36,255.27	-39.94	217,843.62
4499-00-000	TOTAL MAINTENACE EXPENSES	107,462.06	68,997.81	-38,464.25	-55.75	410,304.95	332,914.39	-77,390.56	-23.25	795,484.74

4500-00-000 GENERAL EXPENSES

4510-00-000	Insurance	18,277.20	16,810.00	-1,467.20	-8.73	89,606.23	84,050.00	-5,556.23	-6.61	201,720.00
4520-00-000	PILOT-Payments in Lieu of Taxes	7,045.44	7,300.00	254.56	3.49	35,227.20	36,500.00	1,272.80	3.49	87,600.00
4540-00-000	Employee Benefits-Health/Dental/Optical	1,991.36	500.00	-1,491.36	-298.27	8,177.21	2,500.00	-5,677.21	-227.09	6,000.00
4541-00-000	Employee Benefits-Pension	8,679.17	9,735.00	1,055.83	10.85	43,395.85	48,675.00	5,279.15	10.85	116,820.00
4545-00-000	Employer Tax Expense	9,639.61	10,362.75	723.14	6.98	38,957.34	42,186.75	3,229.41	7.66	95,472.00
4570-00-000	Bad Debt-Tenant Rents	0.00	375.00	375.00	100.00	0.00	1,875.00	1,875.00	100.00	4,500.00
4570-00-001	Bad Debt-Other	0.00	1,041.67	1,041.67	100.00	0.00	5,208.35	5,208.35	100.00	12,500.00
4580-00-000	Security/Lease Enforcement Fee For Service	1,785.01	1,750.00	-35.01	-2.00	9,817.54	9,625.00	-192.54	-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	17,355.80	10,968.00	-6,387.80	-58.24	25,922.00
4590-00-000	Other General Expense	0.00	233.31	233.31	100.00	0.00	1,366.55	1,366.55	100.00	3,400.00

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

Budget Comparison

Period = Feb 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	50,573.39	50,100.73	-472.66	-0.94	242,537.17	242,954.65	417.48	0.17	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	102.10	102.10	100.00	245.00
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public T	241.00	172.92	-68.08	-39.37	948.00	864.60	-83.40	-9.65	2,075.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	193.34	-47.66	-24.65	948.00	966.70	18.70	1.93	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	11,405.27	11,190.00	-215.27	-1.92	26,856.00
4899-00-000	TOTAL FINANCING EXPENSES	2,236.39	2,238.00	1.61	0.07	11,405.27	11,190.00	-215.27	-1.92	26,856.00
8000-00-000	TOTAL EXPENSES	403,579.66	386,338.94	-17,240.72	-4.46	1,829,019.21	1,826,172.83	-2,846.38	-0.16	4,330,538.44
9000-00-000	NET INCOME	-40,774.80	-8,835.36	-31,939.44	-361.50	29,171.20	47,803.07	-18,631.87	-38.98	159,589.56