

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

Budget Comparison

Period = Jun 2015

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		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	138,788.92	139,388.33	-599.41	-0.43	1,251,836.42	1,254,494.97	-2,658.55	-0.21	1,672,660.00
3119-00-000	Total Rental Income	138,788.92	139,388.33	-599.41	-0.43	1,251,836.42	1,254,494.97	-2,658.55	-0.21	1,672,660.00
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	-47.44	960.67	-1,008.11	-104.94	18,430.17	8,646.03	9,784.14	113.16	11,528.00
3120-00-003	Damages	0.00	0.00	0.00	N/A	899.58	0.00	899.58	N/A	0.00
3120-00-006	NSF Charges	25.00	0.00	25.00	N/A	175.00	0.00	175.00	N/A	0.00
3120-00-007	Tenant Owned / Excess Utilities	8,090.00	0.00	8,090.00	N/A	10,250.00	0.00	10,250.00	N/A	0.00
3120-00-009	Other Misc.Tenant Charges	131.00	1,028.66	-897.66	-87.26	950.25	9,257.94	-8,307.69	-89.74	12,344.00
3129-00-000	Total Other Tenant Income	8,198.56	1,989.33	6,209.23	312.13	30,705.00	17,903.97	12,801.03	71.50	23,872.00
3199-00-000	NET TENANT INCOME	146,987.48	141,377.66	5,609.82	3.97	1,282,541.42	1,272,398.94	10,142.48	0.80	1,696,532.00
3400-00-000 GRANT INCOME										
3401-00-000	HUD PHA Operating Grants/Subsidy	130,475.50	122,693.42	7,782.08	6.34	1,143,327.00	1,104,240.78	39,086.22	3.54	1,472,326.00
3499-00-000	TOTAL GRANT INCOME	130,475.50	122,693.42	7,782.08	6.34	1,143,327.00	1,104,240.78	39,086.22	3.54	1,472,326.00
3600-00-000 OTHER INCOME										
3610-00-000	Interest Income	249.13	600.00	-350.87	-58.48	3,450.10	5,400.00	-1,949.90	-36.11	7,200.00
3611-00-000	Investment Income	12.99	0.00	12.99	N/A	-113.27	0.00	-113.27	N/A	0.00
3620-00-114	Computer/IT Support Income	4,480.00	0.00	4,480.00	N/A	37,478.00	0.00	37,478.00	N/A	0.00
3620-50-041	IBS - IT Services Income	0.00	0.00	0.00	N/A	892.50	0.00	892.50	N/A	0.00
3620-50-042	NRTC - Management Services Income	6,202.51	0.00	6,202.51	N/A	64,237.98	0.00	64,237.98	N/A	0.00
3620-99-710	Property Mgmt Fee Income	32,510.73	32,240.00	270.73	0.84	291,721.54	290,160.00	1,561.54	0.54	386,880.00
3620-99-720	Asset Mgmt Fee Income	4,960.00	4,960.00	0.00	0.00	44,470.00	44,640.00	-170.00	-0.38	59,520.00
3620-99-730	Bookkeeping Fee Income	5,017.50	3,590.00	1,427.50	39.76	44,182.20	32,310.00	11,872.20	36.74	43,080.00
3620-99-740	Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	437.00	-132.63	-30.35	3,263.01	3,933.00	-669.99	-17.04	5,244.00
3620-99-741	Prog Mgmt Fee Inc - JCP Office Space Rental 10%	96.00	191.50	-95.50	-49.87	768.00	1,723.50	-955.50	-55.44	2,298.00
3620-99-742	Prog Mgmt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	192.00	216.00	-24.00	-11.11	288.00
3620-99-743	Prog Mgmt Fee Inc - MVP Office Space Rental 10%	500.00	500.00	0.00	0.00	4,500.00	4,500.00	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	39,535.47	39,528.00	7.47	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	1,000.00	-903.15	-90.32	2,000.00
3620-99-746	Prog Mgmt Fee Inc - HCPM 10% NetInc	340.52	100.00	240.52	240.52	1,424.38	800.00	624.38	78.05	1,200.00
3620-99-747	Prog Mgmt Fee Inc - Wildwood HA	6,800.00	6,668.00	132.00	1.98	60,800.01	60,000.00	800.01	1.33	80,000.00
3620-99-748	Prog Mgmt Fee Inc - S8 Admin 10%	1,138.60	990.00	148.60	15.01	10,047.30	8,910.00	1,137.30	12.76	11,880.00
3620-99-749	Prog Mgmt Fee Inc - Salem HA	13,768.33	11,305.00	2,463.33	21.79	114,062.97	101,745.00	12,317.97	12.11	135,664.00
3620-99-760	Lease Enforcement Fee For Service Income	3,360.00	2,114.00	1,246.00	58.94	30,387.00	21,114.00	9,273.00	43.92	28,500.00
3620-99-765	Maintenance Fee For Service Income	10,639.55	7,410.00	3,229.55	43.58	96,557.40	74,098.00	22,459.40	30.31	100,032.00
3620-99-770	Caring Licensing Fee	7,400.58	1,650.00	5,750.58	348.52	14,446.30	14,850.00	-403.70	-2.72	19,800.00
3620-99-800	Prog Mgmt Fee Inc - NRTC	0.00	16,250.00	-16,250.00	-100.00	0.00	146,250.00	-146,250.00	-100.00	195,000.00
3650-00-000	Miscellaneous Other Income	2,506.49	2,040.00	466.49	22.87	26,799.98	18,410.00	8,389.98	45.57	24,080.00
3650-00-002	Misc Other Income-Buck St Office Rental	5,060.00	5,000.00	60.00	1.20	45,360.00	45,000.00	360.00	0.80	60,000.00
3650-00-004	Misc Other Income-Office Space Rental	3,000.00	3,955.00	-955.00	-24.15	27,000.00	35,595.00	-8,595.00	-24.15	47,460.00
3650-00-302	Misc Income-Antenna Rental	3,043.65	4,370.00	-1,326.35	-30.35	32,629.71	39,330.00	-6,700.29	-17.04	52,440.00
3699-00-000	TOTAL OTHER INCOME	115,807.78	108,786.50	7,021.28	6.45	994,189.43	989,512.50	4,676.93	0.47	1,321,270.00

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3999-00-000	TOTAL INCOME	393,270.76	372,857.58	20,413.18	5.47	3,420,057.85	3,366,152.22	53,905.63	1.60	4,490,128.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	50,478.43	61,046.32	10,567.89	17.31	564,709.49	610,465.02	45,755.53	7.50	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	2,897.28	2,897.28	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	5,551.01	8,262.01	2,711.00	32.81	72,230.44	74,358.09	2,127.65	2.86	99,144.12
4110-99-000	Total Administrative Salaries	56,029.44	69,630.25	13,600.81	19.53	639,493.45	687,720.39	48,226.94	7.01	936,635.31
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	0.00	367.73	367.73	100.00	692.52	3,609.57	2,917.05	80.81	4,812.88
4130-00-004	General Legal Expense	4,993.50	6,793.81	1,800.31	26.50	56,542.00	61,144.29	4,602.29	7.53	81,525.72
4131-00-000	Total Legal Expense	4,993.50	7,161.54	2,168.04	30.27	57,234.52	64,753.86	7,519.34	11.61	86,338.60
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	230.00	5,892.94	5,662.94	96.10	5,753.99	31,036.46	25,282.47	81.46	39,714.98
4140-00-001	Staff Training - Travel Expenses	156.00	3,247.86	3,091.86	95.20	5,235.43	8,230.74	2,995.31	36.39	8,974.32
4150-00-000	Staff Travel	1,370.13	3,479.40	2,109.27	60.62	17,360.78	34,314.60	16,953.82	49.41	45,752.92
4170-00-000	Accounting Fees	0.00	909.64	909.64	100.00	10,816.25	9,186.76	-1,629.49	-17.74	12,415.70
4171-00-000	Auditing Fees	2,033.56	1,950.00	-83.56	-4.29	17,399.35	17,550.00	150.65	0.86	23,400.00
4173-00-001	Management Fee - POOL	0.00	61.05	61.05	100.00	0.00	549.45	549.45	100.00	732.55
4174-00-000	Licenses/Fees/Permits	265.00	544.43	279.43	51.33	6,275.00	5,799.87	-475.13	-8.19	7,733.15
4180-00-000	Office Rent	1,800.00	1,800.00	0.00	0.00	16,200.00	16,200.00	0.00	0.00	21,600.00
4184-00-000	Professional Fees/Services	825.00	3,564.17	2,739.17	76.85	8,585.00	26,077.53	17,492.53	67.08	33,769.80
4189-00-000	Total Other Admin Expenses	6,679.69	21,449.49	14,769.80	68.86	87,625.80	148,945.41	61,319.61	41.17	194,093.42
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	907.00	111.39	-795.61	-714.26	2,402.50	1,302.51	-1,099.99	-84.45	1,736.50
4190-00-004	Membership Dues and Fees	0.00	386.74	386.74	100.00	877.50	2,730.66	1,853.16	67.86	3,441.02
4190-00-006	Telephone	2,417.36	1,785.31	-632.05	-35.40	14,492.42	16,067.79	1,575.37	9.80	21,423.54
4190-00-008	Office Supplies	530.33	939.84	409.51	43.57	14,058.05	9,958.56	-4,099.49	-41.17	13,277.96
4190-00-010	Copier and Supplies	1,079.35	1,154.54	75.19	6.51	10,964.53	10,390.86	-573.67	-5.52	13,854.18
4190-00-012	Cell Phones/Pagers	1,655.89	2,012.55	356.66	17.72	15,861.36	18,112.95	2,251.59	12.43	24,150.78
4190-00-014	Payroll Services	543.34	505.00	-38.34	-7.59	4,752.44	4,805.00	52.56	1.09	6,450.00
4190-00-016	Postage/Express	1,114.43	753.30	-361.13	-47.94	11,097.48	7,779.70	-3,317.78	-42.65	10,539.60
4190-00-018	Legal Ads	375.24	546.32	171.08	31.32	5,289.05	4,496.88	-792.17	-17.62	5,995.72
4190-00-020	Printer Supplies	0.00	19.69	19.69	100.00	115.60	177.21	61.61	34.77	236.16
4190-00-022	Internet	1,406.81	1,862.70	455.89	24.47	12,077.46	16,764.30	4,686.84	27.96	22,352.10
4190-00-024	Answering Service/Voicemail	320.35	539.59	219.24	40.63	3,877.05	4,856.31	979.26	20.16	6,474.96
4190-00-026	Other Misc Admin Expenses	0.00	124.50	124.50	100.00	4,059.01	1,120.50	-2,938.51	-262.25	1,493.76
4190-00-028	Employee Services	87.50	776.30	688.80	88.73	2,509.81	5,636.70	3,126.89	55.47	7,515.62
4190-00-029	Employee Services - Health	0.00	0.00	0.00	N/A	0.00	450.00	450.00	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	5,788.02	5,788.02	100.00	6,717.28
4190-00-032	Commissioner Travel	0.00	526.88	526.88	100.00	12,171.05	7,741.92	-4,429.13	-57.21	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	300.00	445.44	145.44	32.65	2,196.96	2,808.96	612.00	21.79	3,745.16
4190-00-038	Bank/Credit Card Fees	156.88	440.00	283.12	64.35	1,132.32	3,960.00	2,827.68	71.41	5,280.00

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4420-00-002	Materials-Electrical	600.77	264.88	-335.89	-126.81	2,854.66	2,883.92	29.26	1.01	3,678.44
4420-00-004	Materials-Plumbing	648.26	1,055.42	407.16	38.58	11,034.98	9,998.78	-1,036.20	-10.36	13,165.16
4420-00-006	Materials-Heating	2,189.81	1,076.60	-1,113.21	-103.40	15,033.73	7,939.40	-7,094.33	-89.36	10,419.26
4420-00-007	Materials-Flooring	2,089.48	391.89	-1,697.59	-433.18	13,959.01	3,777.01	-10,182.00	-269.58	5,202.80
4420-00-008	Materials-Paint	63.30	778.02	714.72	91.86	4,468.36	7,252.18	2,783.82	38.39	9,836.18
4420-00-010	Materials-Janitorial/Cleaning	1,158.30	264.47	-893.83	-337.97	7,923.40	2,630.23	-5,293.17	-201.24	3,673.58
4420-00-012	Materials-Lumber	3,836.81	351.14	-3,485.67	-992.67	5,226.96	3,660.26	-1,566.70	-42.80	4,713.62
4420-00-014	Materials-Maintenance Supplies	0.00	39.37	39.37	100.00	1,189.54	354.33	-835.21	-235.72	472.32
4420-00-016	Materials-Grounds	408.25	505.84	97.59	19.29	13,964.03	5,052.56	-8,911.47	-176.38	6,570.14
4420-00-018	Materials-Miscellaneous	0.00	977.37	977.37	100.00	1,758.97	7,046.33	5,287.36	75.04	9,228.56
4420-00-022	Materials-Equipment Repairs	437.50	466.17	28.67	6.15	15,324.61	4,195.53	-11,129.08	-265.26	5,593.86
4420-00-024	Materials-Appliance Parts	219.43	99.23	-120.20	-121.13	1,784.87	893.07	-891.80	-99.86	1,190.70
4420-00-026	Materials-Safety Equipment	2,351.69	859.42	-1,492.27	-173.64	22,081.15	7,984.78	-14,096.37	-176.54	10,812.92
4420-00-028	Materials-Hardware	691.54	143.78	-547.76	-380.97	3,813.92	1,544.02	-2,269.90	-147.01	2,225.30
4420-00-030	Materials-Glass/Screens	335.95	351.14	15.19	4.33	15,481.35	3,410.26	-12,071.09	-353.96	4,713.62
4420-00-032	Materials-Doors / Keys	177.51	479.51	302.00	62.98	8,341.53	4,815.59	-3,525.94	-73.22	6,254.24
4420-00-034	Materials-Drywall/Plaster	0.00	82.62	82.62	100.00	1,400.59	1,243.58	-157.01	-12.63	1,491.44
4420-00-036	Materials-Extermination/Pest Control	0.00	332.62	332.62	100.00	11.60	1,243.58	1,231.98	99.07	1,491.44
4420-00-038	Materials-Tools	0.00	272.56	272.56	100.00	1,378.37	2,703.04	1,324.67	49.01	3,770.78
4420-00-040	Materials-Cabinets	0.00	247.86	247.86	100.00	0.00	2,230.74	2,230.74	100.00	2,974.32
4429-00-000	Total Materials	15,208.60	9,039.91	-6,168.69	-68.24	147,031.63	80,859.19	-66,172.44	-81.84	107,478.68
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	2,896.32	2,425.00	-471.32	-19.44	44,984.09	21,825.00	-23,159.09	-106.11	29,100.00
4430-00-004	Contract-Trash Removal	3,795.08	3,680.00	-115.08	-3.13	35,068.07	33,120.00	-1,948.07	-5.88	44,160.00
4430-00-006	Contract-Extermination/Pest Control	1,106.00	1,212.58	106.58	8.79	10,754.00	10,913.22	159.22	1.46	14,550.84
4430-00-007	Contract-Extermination/Bed Bug	0.00	0.00	0.00	N/A	5,100.00	0.00	-5,100.00	N/A	0.00
4430-00-008	Contract-Grounds	1,456.00	3,719.53	2,263.53	60.86	22,494.72	33,475.77	10,981.05	32.80	44,634.24
4430-00-012	Contract-Fire Alarm	0.00	2,033.11	2,033.11	100.00	0.00	18,297.99	18,297.99	100.00	24,397.20
4430-00-014	Contract-Boilers	0.00	206.56	206.56	100.00	0.00	1,859.04	1,859.04	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	1,163.98	7,811.28	6,647.30	85.10	10,414.98
4430-00-022	Contract-Janitorial/Cleaning	0.00	206.56	206.56	100.00	0.00	1,859.04	1,859.04	100.00	2,478.60
4430-00-024	Contract-Alarm System Monitoring	1,844.33	1,154.19	-690.14	-59.79	23,538.85	9,187.71	-14,351.14	-156.20	12,050.16
4430-00-030	Contract-Electrical	124.00	339.02	215.02	63.42	10,677.61	3,451.18	-7,226.43	-209.39	4,667.82
4430-00-032	Contract-Plumbing	3,562.11	1,586.79	-1,975.32	-124.49	60,495.82	14,681.11	-45,814.71	-312.07	19,641.48
4430-00-034	Contract-Roofing	0.00	264.18	264.18	100.00	2,245.00	2,377.62	132.62	5.58	3,170.04
4430-00-036	Contract-Painting	0.00	458.32	458.32	100.00	19,200.00	4,524.88	-14,675.12	-324.32	6,099.66
4430-00-050	Contract Costs-Other Misc	0.00	0.00	0.00	N/A	3,044.93	0.00	-3,044.93	N/A	0.00
4439-00-000	Total Contract Costs	14,783.84	18,153.76	3,369.92	18.56	240,729.07	163,383.84	-77,345.23	-47.34	217,843.62
4499-00-000	TOTAL MAINTENACE EXPENSES	69,660.89	63,301.59	-6,359.30	-10.05	742,937.87	585,870.75	-157,067.12	-26.81	795,484.74

4500-00-000 GENERAL EXPENSES

4510-00-000	Insurance	18,277.17	16,810.00	-1,467.17	-8.73	162,870.00	151,290.00	-11,580.00	-7.65	201,720.00
4520-00-000	PILOT-Payments in Lieu of Taxes	6,386.81	7,300.00	913.19	12.51	62,750.33	65,700.00	2,949.67	4.49	87,600.00
4525-00-000	Property Tax Expense	1,747.74	0.00	-1,747.74	N/A	1,747.74	0.00	-1,747.74	N/A	0.00
4540-00-000	Employee Benefits-Health/Dental/Optical	1,386.49	500.00	-886.49	-177.30	13,584.33	4,500.00	-9,084.33	-201.87	6,000.00
4541-00-000	Employee Benefits-Pension	11,482.90	9,735.00	-1,747.90	-17.95	86,523.72	87,615.00	1,091.28	1.25	116,820.00
4545-00-000	Employer Tax Expense	7,135.51	7,153.75	18.24	0.26	70,311.92	70,801.75	489.83	0.69	95,472.00
4570-00-000	Bad Debt-Tenant Rents	0.00	375.00	375.00	100.00	0.00	3,375.00	3,375.00	100.00	4,500.00

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

Budget Comparison

Period = Jun 2015

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4570-00-001	Bad Debt-Other	0.00	1,041.67	1,041.67	100.00	0.00	9,375.03	9,375.03	100.00	12,500.00
4580-00-000	Security/Lease Enforcement Fee For Service	1,785.01	1,750.00	-35.01	-2.00	16,957.59	16,625.00	-332.59	-2.00	22,750.00
4580-99-760	Lease Enforcement Fee For Service Expense	3,360.00	1,993.00	-1,367.00	-68.59	30,387.00	18,940.00	-11,447.00	-60.44	25,922.00
4590-00-000	Other General Expense	0.00	233.31	233.31	100.00	0.00	2,499.79	2,499.79	100.00	3,400.00
4599-00-000	TOTAL GENERAL EXPENSES	51,561.63	46,891.73	-4,669.90	-9.96	445,132.63	430,721.57	-14,411.06	-3.35	576,684.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-101	Port-Out URP-Tenant Utility Reimbursement Pz	0.00	20.42	20.42	100.00	0.00	183.78	183.78	100.00	245.00
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public t	241.00	172.92	-68.08	-39.37	1,912.00	1,556.28	-355.72	-22.86	2,075.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	193.34	-47.66	-24.65	1,912.00	1,740.06	-171.94	-9.88	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	20,350.83	20,142.00	-208.83	-1.04	26,856.00
4899-00-000	TOTAL FINANCING EXPENSES	2,236.39	2,238.00	1.61	0.07	20,350.83	20,142.00	-208.83	-1.04	26,856.00
8000-00-000	TOTAL EXPENSES	342,585.17	351,851.65	9,266.48	2.63	3,368,515.50	3,223,235.43	-145,280.07	-4.51	4,330,538.44
9000-00-000	NET INCOME	50,685.59	21,005.93	29,679.66	141.29	51,542.35	142,916.79	-91,374.44	-63.94	159,589.56