

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

## Budget Comparison

Period = Jul 2015

Book = Accrual ; Tree = ysi\_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-00-000 INCOME</b>										
<b>3100-00-000 TENANT INCOME</b>										
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	136,036.00	139,388.33	-3,352.33	-2.40	1,387,872.42	1,393,883.30	-6,010.88	-0.43	1,672,660.00
3119-00-000	Total Rental Income	136,036.00	139,388.33	-3,352.33	-2.40	1,387,872.42	1,393,883.30	-6,010.88	-0.43	1,672,660.00
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	0.00	960.67	-960.67	-100.00	18,430.17	9,606.70	8,823.47	91.85	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	0.00	0.00	0.00	N/A	175.00	0.00	175.00	N/A	0.00
3120-00-007	Tenant Owned / Excess Utilities	6,120.00	0.00	6,120.00	N/A	16,370.00	0.00	16,370.00	N/A	0.00
3120-00-009	Other Misc.Tenant Charges	155.00	1,028.66	-873.66	-84.93	1,105.25	10,286.60	-9,181.35	-89.26	12,344.00
3129-00-000	Total Other Tenant Income	6,275.00	1,989.33	4,285.67	215.43	36,980.00	19,893.30	17,086.70	85.89	23,872.00
3199-00-000	NET TENANT INCOME	142,311.00	141,377.66	933.34	0.66	1,424,852.42	1,413,776.60	11,075.82	0.78	1,696,532.00
<b>3400-00-000 GRANT INCOME</b>										
3401-00-000	HUD PHA Operating Grants/Subsidy	128,181.00	122,693.42	5,487.58	4.47	1,271,508.00	1,226,934.20	44,573.80	3.63	1,472,326.00
3499-00-000	TOTAL GRANT INCOME	128,181.00	122,693.42	5,487.58	4.47	1,271,508.00	1,226,934.20	44,573.80	3.63	1,472,326.00
<b>3600-00-000 OTHER INCOME</b>										
3610-00-000	Interest Income	203.96	600.00	-396.04	-66.01	3,654.06	6,000.00	-2,345.94	-39.10	7,200.00
3611-00-000	Investment Income	13.36	0.00	13.36	N/A	-108.90	0.00	-108.90	N/A	0.00
3620-00-114	Computer/IT Support Income	6,720.00	0.00	6,720.00	N/A	44,198.00	0.00	44,198.00	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	0.00	0.00	0.00	N/A	64,237.98	0.00	64,237.98	N/A	0.00
3620-99-710	Property Mgmt Fee Income	32,241.49	32,240.00	1.49	0.00	323,963.03	322,400.00	1,563.03	0.48	386,880.00
3620-99-720	Asset Mgmt Fee Income	4,960.00	4,960.00	0.00	0.00	49,430.00	49,600.00	-170.00	-0.34	59,520.00
3620-99-730	Bookkeeping Fee Income	5,017.50	3,590.00	1,427.50	39.76	49,199.70	35,900.00	13,299.70	37.05	43,080.00
3620-99-740	Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	437.00	-132.63	-30.35	3,567.38	4,370.00	-802.62	-18.37	5,244.00
3620-99-741	Prog Mgmt Fee Inc - JCP Office Space Rental 10%	96.00	191.50	-95.50	-49.87	864.00	1,915.00	-1,051.00	-54.88	2,298.00
3620-99-742	Prog Mgmt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	216.00	240.00	-24.00	-10.00	288.00
3620-99-743	Prog Mgmt Fee Inc - MVP Office Space Rental 10%	500.00	500.00	0.00	0.00	5,000.00	5,000.00	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	43,928.30	43,920.00	8.30	0.02	52,704.00
3620-99-745	Prog Mgmt Fee Inc - HCFC 10% NetInc	0.00	500.00	-500.00	-100.00	96.85	1,500.00	-1,403.15	-93.54	2,000.00
3620-99-746	Prog Mgmt Fee Inc - HCPM 10% NetInc	154.97	0.00	154.97	N/A	1,579.35	800.00	779.35	97.42	1,200.00
3620-99-747	Prog Mgmt Fee Inc - Wildwood HA	6,800.00	6,666.00	134.00	2.01	67,600.01	66,666.00	934.01	1.40	80,000.00
3620-99-748	Prog Mgmt Fee Inc - S8 Admin 10%	1,224.30	990.00	234.30	23.67	11,271.60	9,900.00	1,371.60	13.85	11,880.00
3620-99-749	Prog Mgmt Fee Inc - Salem HA	13,768.33	11,305.00	2,463.33	21.79	127,831.30	113,050.00	14,781.30	13.08	135,664.00
3620-99-760	Lease Enforcement Fee For Service Income	5,040.00	3,158.00	1,882.00	59.59	35,427.00	24,272.00	11,155.00	45.96	28,500.00
3620-99-765	Maintenance Fee For Service Income	15,895.08	11,114.00	4,781.08	43.02	112,452.48	85,212.00	27,240.48	31.97	100,032.00
3620-99-770	Caring Licensing Fee	1,685.67	1,650.00	35.67	2.16	16,131.97	16,500.00	-368.03	-2.23	19,800.00
3620-99-800	Prog Mgmt Fee Inc - NRTC	0.00	16,250.00	-16,250.00	-100.00	0.00	162,500.00	-162,500.00	-100.00	195,000.00
3650-00-000	Miscellaneous Other Income	2,679.65	1,890.00	789.65	41.78	29,479.63	20,300.00	9,179.63	45.22	24,080.00
3650-00-002	Misc Other Income-Buck St Office Rental	5,060.00	5,000.00	60.00	1.20	50,420.00	50,000.00	420.00	0.84	60,000.00
3650-00-004	Misc Other Income-Office Space Rental	3,000.00	3,955.00	-955.00	-24.15	30,000.00	39,550.00	-9,550.00	-24.15	47,460.00
3650-00-302	Misc Income-Antenna Rental	3,043.65	4,370.00	-1,326.35	-30.35	35,673.36	43,700.00	-8,026.64	-18.37	52,440.00
3699-00-000	TOTAL OTHER INCOME	112,825.16	113,782.50	-957.34	-0.84	1,107,005.60	1,103,295.00	3,710.60	0.34	1,321,270.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3999-00-000</b>	<b>TOTAL INCOME</b>	<b>383,317.16</b>	<b>377,853.58</b>	<b>5,463.58</b>	<b>1.45</b>	<b>3,803,366.02</b>	<b>3,744,005.80</b>	<b>59,360.22</b>	<b>1.59</b>	<b>4,490,128.00</b>
<b>4000-00-000</b>	<b>EXPENSES</b>									
<b>4100-00-000</b>	<b>ADMINISTRATIVE EXPENSES</b>									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	83,167.26	91,570.39	8,403.13	9.18	647,876.75	702,035.41	54,158.66	7.71	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	3,219.20	3,219.20	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	7,048.47	8,262.01	1,213.54	14.69	79,278.91	82,620.10	3,341.19	4.04	99,144.12
4110-99-000	Total Administrative Salaries	90,215.73	100,154.32	9,938.59	9.92	729,709.18	787,874.71	58,165.53	7.38	936,635.31
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	408.54	467.73	59.19	12.65	1,101.06	4,077.30	2,976.24	73.00	4,812.88
4130-00-004	General Legal Expense	6,768.50	6,793.81	25.31	0.37	63,310.50	67,938.10	4,627.60	6.81	81,525.72
4131-00-000	Total Legal Expense	7,177.04	7,261.54	84.50	1.16	64,411.56	72,015.40	7,603.84	10.56	86,338.60
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	1,475.01	2,892.94	1,417.93	49.01	7,229.00	33,929.40	26,700.40	78.69	39,714.98
4140-00-001	Staff Training - Travel Expenses	1,453.94	247.86	-1,206.08	-486.60	6,689.37	8,478.60	1,789.23	21.10	8,974.32
4150-00-000	Staff Travel	1,757.24	3,979.40	2,222.16	55.84	19,118.02	38,294.00	19,175.98	50.08	45,752.92
4170-00-000	Accounting Fees	0.00	1,409.64	1,409.64	100.00	10,816.25	10,596.40	-219.85	-2.07	12,415.70
4171-00-000	Auditing Fees	2,033.56	1,950.00	-83.56	-4.29	19,432.91	19,500.00	67.09	0.34	23,400.00
4173-00-001	Management Fee - POOL	0.00	61.05	61.05	100.00	0.00	610.50	610.50	100.00	732.55
4174-00-000	Licenses/Fees/Permits	1,836.00	844.43	-991.57	-117.42	8,111.00	6,644.30	-1,466.70	-22.07	7,733.15
4180-00-000	Office Rent	1,800.00	1,800.00	0.00	0.00	18,000.00	18,000.00	0.00	0.00	21,600.00
4184-00-000	Professional Fees/Services	0.00	2,064.17	2,064.17	100.00	8,585.00	28,141.70	19,556.70	69.49	33,769.80
4189-00-000	Total Other Admin Expenses	10,355.75	15,249.49	4,893.74	32.09	97,981.55	164,194.90	66,213.35	40.33	194,093.42
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	7.00	111.39	104.39	93.72	2,409.50	1,413.90	-995.60	-70.42	1,736.50
4190-00-004	Membership Dues and Fees	0.00	236.74	236.74	100.00	877.50	2,967.40	2,089.90	70.43	3,441.02
4190-00-006	Telephone	1,596.88	1,785.31	188.43	10.55	16,089.30	17,853.10	1,763.80	9.88	21,423.54
4190-00-008	Office Supplies	1,366.34	939.84	-426.50	-45.38	15,424.39	10,898.40	-4,525.99	-41.53	13,277.96
4190-00-010	Copier and Supplies	1,526.67	1,154.54	-372.13	-32.23	12,491.20	11,545.40	-945.80	-8.19	13,854.18
4190-00-012	Cell Phones/Pagers	1,841.44	2,012.55	171.11	8.50	17,702.80	20,125.50	2,422.70	12.04	24,150.78
4190-00-014	Payroll Services	707.97	635.00	-72.97	-11.49	5,460.41	5,440.00	-20.41	-0.38	6,450.00
4190-00-016	Postage/Express	25.60	1,003.30	977.70	97.45	11,123.08	8,783.00	-2,340.08	-26.64	10,539.60
4190-00-018	Legal Ads	445.90	476.32	30.42	6.39	5,734.95	4,973.20	-761.75	-15.32	5,995.72
4190-00-020	Printer Supplies	176.78	19.69	-157.09	-797.82	292.38	196.90	-95.48	-48.49	236.16
4190-00-022	Internet	1,959.57	1,862.70	-96.87	-5.20	14,037.03	18,627.00	4,589.97	24.64	22,352.10
4190-00-024	Answering Service/Voicemail	382.78	539.59	156.81	29.06	4,259.83	5,395.90	1,136.07	21.05	6,474.96
4190-00-026	Other Misc Admin Expenses	0.00	124.50	124.50	100.00	4,059.01	1,245.00	-2,814.01	-226.02	1,493.76
4190-00-028	Employee Services	0.00	526.30	526.30	100.00	2,509.81	6,163.00	3,653.19	59.28	7,515.62
4190-00-029	Employee Services - Health	0.00	150.00	150.00	100.00	0.00	600.00	600.00	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	6,097.80	6,097.80	100.00	6,717.28
4190-00-032	Commissioner Travel	0.00	526.88	526.88	100.00	12,171.05	8,268.80	-3,902.25	-47.19	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	369.99	245.44	-124.55	-50.75	2,566.95	3,054.40	487.45	15.96	3,745.16
4190-00-038	Bank/Credit Card Fees	191.55	440.00	248.45	56.47	1,323.87	4,400.00	3,076.13	69.91	5,280.00



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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-00-002	Materials-Electrical	98.49	264.88	166.39	62.82	2,953.15	3,148.80	195.65	6.21	3,678.44
4420-00-004	Materials-Plumbing	2,519.22	1,055.42	-1,463.80	-138.69	13,554.20	11,054.20	-2,500.00	-22.62	13,165.16
4420-00-006	Materials-Heating	102.93	826.60	723.67	87.55	15,136.66	8,766.00	-6,370.66	-72.67	10,419.26
4420-00-007	Materials-Flooring	180.00	641.89	461.89	71.96	14,139.01	4,418.90	-9,720.11	-219.97	5,202.80
4420-00-008	Materials-Paint	1,666.30	778.02	-888.28	-114.17	6,134.66	8,030.20	1,895.54	23.61	9,836.18
4420-00-010	Materials-Janitorial/Cleaning	100.61	264.47	163.86	61.96	8,024.01	2,894.70	-5,129.31	-177.20	3,673.58
4420-00-012	Materials-Lumber	26.69	351.14	324.45	92.40	5,253.65	4,011.40	-1,242.25	-30.97	4,713.62
4420-00-014	Materials-Maintenance Supplies	0.00	39.37	39.37	100.00	1,189.54	393.70	-795.84	-202.14	472.32
4420-00-016	Materials-Grounds	0.00	505.84	505.84	100.00	13,964.03	5,558.40	-8,405.63	-151.22	6,570.14
4420-00-018	Materials-Miscellaneous	0.00	727.37	727.37	100.00	1,758.97	7,773.70	6,014.73	77.37	9,228.56
4420-00-022	Materials-Equipment Repairs	487.98	466.17	-21.81	-4.68	15,812.59	4,661.70	-11,150.89	-239.20	5,593.86
4420-00-024	Materials-Appliance Parts	0.00	99.23	99.23	100.00	1,784.87	992.30	-792.57	-79.87	1,190.70
4420-00-026	Materials-Safety Equipment	161.05	1,109.42	948.37	85.48	22,242.20	9,094.20	-13,148.00	-144.58	10,812.92
4420-00-028	Materials-Hardware	2,104.28	143.78	-1,960.50	-1,363.54	5,918.20	1,687.80	-4,230.40	-250.65	2,225.30
4420-00-030	Materials-Glass/Screens	136.00	351.14	215.14	61.27	15,617.35	3,761.40	-11,855.95	-315.20	4,713.62
4420-00-032	Materials-Doors / Keys	775.22	479.51	-295.71	-61.67	9,116.75	5,295.10	-3,821.65	-72.17	6,254.24
4420-00-034	Materials-Drywall/Plaster	0.00	82.62	82.62	100.00	1,400.59	1,326.20	-74.39	-5.61	1,491.44
4420-00-036	Materials-Extermination/Pest Control	0.00	82.62	82.62	100.00	11.60	1,326.20	1,314.60	99.13	1,491.44
4420-00-038	Materials-Tools	12.32	522.56	510.24	97.64	1,390.69	3,225.60	1,834.91	56.89	3,770.78
4420-00-040	Materials-Cabinets	0.00	247.86	247.86	100.00	0.00	2,478.60	2,478.60	100.00	2,974.32
4429-00-000	Total Materials	8,371.09	9,039.91	668.82	7.40	155,402.72	89,899.10	-65,503.62	-72.86	107,478.68
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	2,896.32	2,425.00	-471.32	-19.44	47,880.41	24,250.00	-23,630.41	-97.44	29,100.00
4430-00-004	Contract-Trash Removal	3,680.08	3,680.00	-0.08	0.00	38,748.15	36,800.00	-1,948.15	-5.29	44,160.00
4430-00-006	Contract-Extermination/Pest Control	1,561.00	1,212.58	-348.42	-28.73	12,315.00	12,125.80	-189.20	-1.56	14,550.84
4430-00-007	Contract-Extermination/Bed Bug	4,500.00	0.00	-4,500.00	N/A	9,600.00	0.00	-9,600.00	N/A	0.00
4430-00-008	Contract-Grounds	0.00	3,719.53	3,719.53	100.00	22,494.72	37,195.30	14,700.58	39.52	44,634.24
4430-00-012	Contract-Fire Alarm	0.00	2,033.11	2,033.11	100.00	0.00	20,331.10	20,331.10	100.00	24,397.20
4430-00-014	Contract-Boilers	0.00	206.56	206.56	100.00	0.00	2,065.60	2,065.60	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	8,679.20	7,515.22	86.59	10,414.98
4430-00-022	Contract-Janitorial/Cleaning	0.00	206.56	206.56	100.00	0.00	2,065.60	2,065.60	100.00	2,478.60
4430-00-024	Contract-Alarm System Monitoring	2,451.50	954.19	-1,497.31	-156.92	25,990.35	10,141.90	-15,848.45	-156.27	12,050.16
4430-00-030	Contract-Electrical	0.00	539.02	539.02	100.00	10,677.61	3,990.20	-6,687.41	-167.60	4,667.82
4430-00-032	Contract-Plumbing	5,019.39	1,586.79	-3,432.60	-216.32	65,515.21	16,267.90	-49,247.31	-302.73	19,641.48
4430-00-034	Contract-Roofing	0.00	264.18	264.18	100.00	2,245.00	2,641.80	396.80	15.02	3,170.04
4430-00-036	Contract-Painting	0.00	458.32	458.32	100.00	19,200.00	4,983.20	-14,216.80	-285.29	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	20,108.29	18,153.76	-1,954.53	-10.77	260,837.36	181,537.60	-79,299.76	-43.68	217,843.62
4499-00-000	TOTAL MAINTENACE EXPENSES	73,826.04	73,912.81	86.77	0.12	816,763.91	659,783.56	-156,980.35	-23.79	795,484.74

### 4500-00-000 GENERAL EXPENSES

4510-00-000	Insurance	18,277.18	16,810.00	-1,467.18	-8.73	181,147.18	168,100.00	-13,047.18	-7.76	201,720.00
4520-00-000	PILOT-Payments in Lieu of Taxes	7,772.45	7,300.00	-472.45	-6.47	70,522.78	73,000.00	2,477.22	3.39	87,600.00
4525-00-000	Property Tax Expense	0.00	0.00	0.00	N/A	1,747.74	0.00	-1,747.74	N/A	0.00
4540-00-000	Employee Benefits-Health/Dental/Optical	-446.36	500.00	946.36	189.27	13,137.97	5,000.00	-8,137.97	-162.76	6,000.00
4541-00-000	Employee Benefits-Pension	11,482.90	9,735.00	-1,747.90	-17.95	98,006.62	97,350.00	-656.62	-0.67	116,820.00
4545-00-000	Employer Tax Expense	9,947.27	10,362.75	415.48	4.01	80,259.19	81,164.50	905.31	1.12	95,472.00
4570-00-000	Bad Debt-Tenant Rents	0.00	375.00	375.00	100.00	0.00	3,750.00	3,750.00	100.00	4,500.00

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

## Budget Comparison

Period = Jul 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	10,416.70	10,416.70	100.00	12,500.00
4580-00-000	Security/Lease Enforcement Fee For Service	2,713.21	2,625.00	-88.21	-3.36	19,670.80	19,250.00	-420.80	-2.19	22,750.00
4580-99-760	Lease Enforcement Fee For Service Expense	5,040.00	2,996.00	-2,044.00	-68.22	35,427.00	21,936.00	-13,491.00	-61.50	25,922.00
4590-00-000	Other General Expense	0.00	333.31	333.31	100.00	0.00	2,833.10	2,833.10	100.00	3,400.00
4599-00-000	TOTAL GENERAL EXPENSES	54,786.65	52,078.73	-2,707.92	-5.20	499,919.28	482,800.30	-17,118.98	-3.55	576,684.00
<b>4700-00-000 HOUSING ASSISTANCE PAYMENTS</b>										
4715-00-101	Port-Out URP-Tenant Utility Reimbursement P	0.00	20.42	20.42	100.00	0.00	204.20	204.20	100.00	245.00
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public t	241.00	172.92	-68.08	-39.37	2,153.00	1,729.20	-423.80	-24.51	2,075.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	193.34	-47.66	-24.65	2,153.00	1,933.40	-219.60	-11.36	2,320.00
<b>4800-00-000 FINANCING EXPENSE</b>										
4855-00-000	Interest Expense - Energy Performance Contra	2,236.39	2,238.00	1.61	0.07	22,587.22	22,380.00	-207.22	-0.93	26,856.00
4899-00-000	TOTAL FINANCING EXPENSES	2,236.39	2,238.00	1.61	0.07	22,587.22	22,380.00	-207.22	-0.93	26,856.00
<b>8000-00-000</b>	<b>TOTAL EXPENSES</b>	<b>373,555.37</b>	<b>397,423.94</b>	<b>23,868.57</b>	<b>6.01</b>	<b>3,742,070.87</b>	<b>3,620,659.37</b>	<b>-121,411.50</b>	<b>-3.35</b>	<b>4,330,538.44</b>
<b>9000-00-000</b>	<b>NET INCOME</b>	<b>9,761.79</b>	<b>-19,570.36</b>	<b>29,332.15</b>	<b>149.88</b>	<b>61,295.15</b>	<b>123,346.43</b>	<b>-62,051.28</b>	<b>-50.31</b>	<b>159,589.56</b>