

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

Budget Comparison

Period = Sep 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	133,347.90	139,388.37	-6,040.47	-4.33	1,658,009.91	1,672,660.00	-14,650.09	-0.88	1,672,660.00
3119-00-000	Total Rental Income	133,347.90	139,388.37	-6,040.47	-4.33	1,658,009.91	1,672,660.00	-14,650.09	-0.88	1,672,660.00
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	0.00	960.63	-960.63	-100.00	23,815.62	11,528.00	12,287.62	106.59	11,528.00
3120-00-003	Damages	100.00	0.00	100.00	N/A	1,265.08	0.00	1,265.08	N/A	0.00
3120-00-006	NSF Charges	50.00	0.00	50.00	N/A	250.00	0.00	250.00	N/A	0.00
3120-00-007	Tenant Owned / Excess Utilities	6,413.33	0.00	6,413.33	N/A	28,659.33	0.00	28,659.33	N/A	0.00
3120-00-009	Other Misc.Tenant Charges	90.00	1,028.74	-938.74	-91.25	1,225.25	12,344.00	-11,118.75	-90.07	12,344.00
3129-00-000	Total Other Tenant Income	6,653.33	1,989.37	4,663.96	234.44	55,215.28	23,872.00	31,343.28	131.30	23,872.00
3199-00-000	NET TENANT INCOME	140,001.23	141,377.74	-1,376.51	-0.97	1,713,225.19	1,696,532.00	16,693.19	0.98	1,696,532.00
3400-00-000 GRANT INCOME										
3401-00-000	HUD PHA Operating Grants/Subsidy	128,542.00	122,698.38	5,843.62	4.76	1,528,229.00	1,472,326.00	55,903.00	3.80	1,472,326.00
3499-00-000	TOTAL GRANT INCOME	128,542.00	122,698.38	5,843.62	4.76	1,528,229.00	1,472,326.00	55,903.00	3.80	1,472,326.00
3600-00-000 OTHER INCOME										
3610-00-000	Interest Income	182.80	600.00	-417.20	-69.53	4,031.15	7,200.00	-3,168.85	-44.01	7,200.00
3611-00-000	Investment Income	15.23	0.00	15.23	N/A	-79.45	0.00	-79.45	N/A	0.00
3620-00-114	Computer/IT Support Income	4,480.00	0.00	4,480.00	N/A	53,158.00	0.00	53,158.00	N/A	0.00
3620-50-041	IBS - IT Services Income	0.00	0.00	0.00	N/A	1,275.00	0.00	1,275.00	N/A	0.00
3620-50-042	NRTC - Management Services Income	4,851.94	0.00	4,851.94	N/A	81,351.63	0.00	81,351.63	N/A	0.00
3620-99-710	Property Mgmt Fee Income	31,904.94	32,240.00	-335.06	-1.04	388,378.70	386,880.00	1,498.70	0.39	386,880.00
3620-99-720	Asset Mgmt Fee Income	4,960.00	4,960.00	0.00	0.00	59,350.00	59,520.00	-170.00	-0.29	59,520.00
3620-99-730	Bookkeeping Fee Income	4,987.50	3,590.00	1,397.50	38.93	59,249.70	43,080.00	16,169.70	37.53	43,080.00
3620-99-740	Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	437.00	-132.63	-30.35	4,176.12	5,244.00	-1,067.88	-20.36	5,244.00
3620-99-741	Prog Mgmt Fee Inc - JCP Office Space Rental 10%	96.00	191.50	-95.50	-49.87	1,056.00	2,298.00	-1,242.00	-54.05	2,298.00
3620-99-742	Prog Mgmt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	264.00	288.00	-24.00	-8.33	288.00
3620-99-743	Prog Mgmt Fee Inc - MVP Office Space Rental 10%	500.00	500.00	0.00	0.00	6,000.00	6,000.00	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	52,713.96	52,704.00	9.96	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	2,000.00	-1,903.15	-95.16	2,000.00
3620-99-746	Prog Mgmt Fee Inc - HCPM 10% NetInc	0.00	200.00	-200.00	-100.00	1,579.35	1,200.00	379.35	31.61	1,200.00
3620-99-747	Prog Mgmt Fee Inc - Wildwood HA	6,800.00	6,668.00	132.00	1.98	81,200.01	80,000.00	1,200.01	1.50	80,000.00
3620-99-748	Prog Mgmt Fee Inc - S8 Admin 10%	1,224.30	990.00	234.30	23.67	13,720.20	11,880.00	1,840.20	15.49	11,880.00
3620-99-749	Prog Mgmt Fee Inc - Salem HA	13,768.33	11,309.00	2,459.33	21.75	155,367.96	135,664.00	19,703.96	14.52	135,664.00
3620-99-760	Lease Enforcement Fee For Service Income	3,360.00	2,114.00	1,246.00	58.94	42,147.00	28,500.00	13,647.00	47.88	28,500.00
3620-99-765	Maintenance Fee For Service Income	9,809.18	7,410.00	2,399.18	32.38	132,753.69	100,032.00	32,721.69	32.71	100,032.00
3620-99-770	Caring Licensing Fee	5,033.95	1,650.00	3,383.95	205.09	21,823.76	19,800.00	2,023.76	10.22	19,800.00
3620-99-800	Prog Mgmt Fee Inc - NRTC	0.00	16,250.00	-16,250.00	-100.00	0.00	195,000.00	-195,000.00	-100.00	195,000.00
3650-00-000	Miscellaneous Other Income	1,539.08	1,890.00	-350.92	-18.57	31,946.57	24,080.00	7,866.57	32.67	24,080.00
3650-00-002	Misc Other Income-Buck St Office Rental	5,060.00	5,000.00	60.00	1.20	60,540.00	60,000.00	540.00	0.90	60,000.00
3650-00-004	Misc Other Income-Office Space Rental	3,000.00	3,955.00	-955.00	-24.15	36,000.00	47,460.00	-11,460.00	-24.15	47,460.00
3650-00-302	Misc Income-Antenna Rental	3,043.65	4,370.00	-1,326.35	-30.35	41,760.66	52,440.00	-10,679.34	-20.36	52,440.00
3699-00-000	TOTAL OTHER INCOME	109,338.10	108,740.50	597.60	0.55	1,329,860.86	1,321,270.00	8,590.86	0.65	1,321,270.00

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3999-00-000	TOTAL INCOME	377,881.33	372,816.62	5,064.71	1.36	4,571,315.05	4,490,128.00	81,187.05	1.81	4,490,128.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	57,204.16	61,046.42	3,842.26	6.29	764,823.93	824,128.15	59,304.22	7.20	824,128.15
4110-00-001	Administrative Overtime	0.00	500.00	500.00	100.00	2,553.52	500.00	-2,053.52	-410.70	500.00
4110-00-002	Additional Compensation	0.00	321.92	321.92	100.00	0.00	3,863.04	3,863.04	100.00	3,863.04
4110-00-003	Compensated Absences	0.00	9,000.00	9,000.00	100.00	0.00	9,000.00	9,000.00	100.00	9,000.00
4110-00-004	Employee Benefit-Health/Dental/Eye	5,328.87	8,262.01	2,933.14	35.50	90,248.70	99,144.12	8,895.42	8.97	99,144.12
4110-99-000	Total Administrative Salaries	62,533.03	79,130.35	16,597.32	20.97	857,626.15	936,635.31	79,009.16	8.44	936,635.31
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	504.00	367.85	-136.15	-37.01	1,821.06	4,812.88	2,991.82	62.16	4,812.88
4130-00-004	General Legal Expense	4,748.50	6,793.81	2,045.31	30.11	75,617.00	81,525.72	5,908.72	7.25	81,525.72
4131-00-000	Total Legal Expense	5,252.50	7,161.66	1,909.16	26.66	77,438.06	86,338.60	8,900.54	10.31	86,338.60
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	98.99	2,892.64	2,793.65	96.58	8,617.98	39,714.98	31,097.00	78.30	39,714.98
4140-00-001	Staff Training - Travel Expenses	3,385.81	247.86	-3,137.95	-1,266.02	10,322.68	8,974.32	-1,348.36	-15.02	8,974.32
4150-00-000	Staff Travel	1,404.41	3,479.52	2,075.11	59.64	21,240.95	45,752.92	24,511.97	53.57	45,752.92
4170-00-000	Accounting Fees	588.00	909.66	321.66	35.36	11,404.25	12,415.70	1,011.45	8.15	12,415.70
4171-00-000	Auditing Fees	2,033.53	1,950.00	-83.53	-4.28	23,500.00	23,400.00	-100.00	-0.43	23,400.00
4173-00-001	Management Fee - POOL	0.00	61.00	61.00	100.00	0.00	732.55	732.55	100.00	732.55
4174-00-000	Licenses/Fees/Permits	4,044.00	544.42	-3,499.58	-642.81	12,155.00	7,733.15	-4,421.85	-57.18	7,733.15
4180-00-000	Office Rent	1,800.00	1,800.00	0.00	0.00	21,600.00	21,600.00	0.00	0.00	21,600.00
4184-00-000	Professional Fees/Services	1,597.50	2,063.93	466.43	22.60	10,267.50	33,769.80	23,502.30	69.60	33,769.80
4189-00-000	Total Other Admin Expenses	14,952.24	13,949.03	-1,003.21	-7.19	119,108.36	194,093.42	74,985.06	38.63	194,093.42
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	7.00	111.21	104.21	93.71	2,416.50	1,736.50	-680.00	-39.16	1,736.50
4190-00-004	Membership Dues and Fees	190.00	236.88	46.88	19.79	1,067.50	3,441.02	2,373.52	68.98	3,441.02
4190-00-006	Telephone	2,351.61	1,785.13	-566.48	-31.73	19,327.26	21,423.54	2,096.28	9.78	21,423.54
4190-00-008	Office Supplies	1,058.18	939.72	-118.46	-12.61	17,266.09	13,277.96	-3,988.13	-30.04	13,277.96
4190-00-010	Copier and Supplies	1,607.74	1,154.24	-453.50	-39.29	14,672.78	13,854.18	-818.60	-5.91	13,854.18
4190-00-012	Cell Phones/Pagers	2,004.99	2,012.73	7.74	0.38	21,518.71	24,150.78	2,632.07	10.90	24,150.78
4190-00-014	Payroll Services	499.51	505.00	5.49	1.09	6,450.52	6,450.00	-0.52	-0.01	6,450.00
4190-00-016	Postage/Express	2,681.95	1,003.30	-1,678.65	-167.31	16,032.67	10,539.60	-5,493.07	-52.12	10,539.60
4190-00-018	Legal Ads	85.36	546.20	460.84	84.37	5,907.43	5,995.72	88.29	1.47	5,995.72
4190-00-020	Printer Supplies	0.00	19.57	19.57	100.00	292.38	236.16	-56.22	-23.81	236.16
4190-00-022	Internet	1,576.20	1,862.40	286.20	15.37	16,832.94	22,352.10	5,519.16	24.69	22,352.10
4190-00-024	Answering Service/Voicemail	491.87	539.47	47.60	8.82	4,751.70	6,474.96	1,723.26	26.61	6,474.96
4190-00-026	Other Misc Admin Expenses	0.00	124.26	124.26	100.00	4,059.01	1,493.76	-2,565.25	-171.73	1,493.76
4190-00-028	Employee Services	440.50	776.32	335.82	43.26	4,180.99	7,515.62	3,334.63	44.37	7,515.62
4190-00-029	Employee Services - Health	85.00	0.00	-85.00	N/A	85.00	600.00	515.00	85.83	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	309.70	309.70	100.00	0.00	6,717.28	6,717.28	100.00	6,717.28
4190-00-032	Commissioner Travel	0.00	527.00	527.00	100.00	12,171.05	9,322.68	-2,848.37	-30.55	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	445.32	445.32	100.00	3,813.96	3,745.16	-68.80	-1.84	3,745.16
4190-00-038	Bank/Credit Card Fees	87.52	440.00	352.48	80.11	1,609.26	5,280.00	3,670.74	69.52	5,280.00

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4420-00-002	Materials-Electrical	646.62	264.76	-381.86	-144.23	3,642.35	3,678.44	36.09	0.98	3,678.44
4420-00-004	Materials-Plumbing	3,419.04	1,055.54	-2,363.50	-223.91	18,034.10	13,165.16	-4,868.94	-36.98	13,165.16
4420-00-006	Materials-Heating	2,397.33	826.66	-1,570.67	-190.00	17,601.99	10,419.26	-7,182.73	-68.94	10,419.26
4420-00-007	Materials-Flooring	2,890.50	392.01	-2,498.49	-637.35	17,566.90	5,202.80	-12,364.10	-237.64	5,202.80
4420-00-008	Materials-Paint	1,963.72	777.96	-1,185.76	-152.42	8,231.95	9,836.18	1,604.23	16.31	9,836.18
4420-00-010	Materials-Janitorial/Cleaning	0.00	514.41	514.41	100.00	9,707.41	3,673.58	-6,033.83	-164.25	3,673.58
4420-00-012	Materials-Lumber	593.62	351.08	-242.54	-69.08	5,847.27	4,713.62	-1,133.65	-24.05	4,713.62
4420-00-014	Materials-Maintenance Supplies	0.00	39.25	39.25	100.00	1,189.54	472.32	-717.22	-151.85	472.32
4420-00-016	Materials-Grounds	0.00	505.90	505.90	100.00	15,171.51	6,570.14	-8,601.37	-130.92	6,570.14
4420-00-018	Materials-Miscellaneous	0.00	727.49	727.49	100.00	1,758.97	9,228.56	7,469.59	80.94	9,228.56
4420-00-022	Materials-Equipment Repairs	2,040.86	465.99	-1,574.87	-337.96	17,853.45	5,593.86	-12,259.59	-219.16	5,593.86
4420-00-024	Materials-Appliance Parts	92.42	99.17	6.75	6.81	1,877.29	1,190.70	-686.59	-57.66	1,190.70
4420-00-026	Materials-Safety Equipment	5,910.75	859.30	-5,051.45	-587.86	28,686.65	10,812.92	-17,873.73	-165.30	10,812.92
4420-00-028	Materials-Hardware	0.00	143.72	143.72	100.00	5,969.64	2,225.30	-3,744.34	-168.26	2,225.30
4420-00-030	Materials-Glass/Screens	1,530.00	601.08	-928.92	-154.54	17,832.55	4,713.62	-13,118.93	-278.32	4,713.62
4420-00-032	Materials-Doors / Keys	440.50	479.63	39.13	8.16	10,023.94	6,254.24	-3,769.70	-60.27	6,254.24
4420-00-034	Materials-Drywall/Plaster	0.00	82.62	82.62	100.00	1,400.59	1,491.44	90.85	6.09	1,491.44
4420-00-036	Materials-Extermination/Pest Control	0.00	82.62	82.62	100.00	11.60	1,491.44	1,479.84	99.22	1,491.44
4420-00-038	Materials-Tools	289.61	272.62	-16.99	-6.23	1,680.30	3,770.78	2,090.48	55.44	3,770.78
4420-00-040	Materials-Cabinets	0.00	247.86	247.86	100.00	0.00	2,974.32	2,974.32	100.00	2,974.32
4429-00-000	Total Materials	22,214.97	8,789.67	-13,425.30	-152.74	184,088.00	107,478.68	-76,609.32	-71.28	107,478.68
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	2,896.32	2,425.00	-471.32	-19.44	55,856.57	29,100.00	-26,756.57	-91.95	29,100.00
4430-00-004	Contract-Trash Removal	7,683.14	3,680.00	-4,003.14	-108.78	46,431.29	44,160.00	-2,271.29	-5.14	44,160.00
4430-00-006	Contract-Extermination/Pest Control	2,418.00	1,212.46	-1,205.54	-99.43	14,733.00	14,550.84	-182.16	-1.25	14,550.84
4430-00-007	Contract-Extermination/Bed Bug	700.00	0.00	-700.00	N/A	11,350.00	0.00	-11,350.00	N/A	0.00
4430-00-008	Contract-Grounds	26,408.56	3,719.41	-22,689.15	-610.02	48,903.28	44,634.24	-4,269.04	-9.56	44,634.24
4430-00-012	Contract-Fire Alarm	0.00	2,032.99	2,032.99	100.00	0.00	24,397.20	24,397.20	100.00	24,397.20
4430-00-014	Contract-Boilers	0.00	206.44	206.44	100.00	0.00	2,478.60	2,478.60	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	867.86	867.86	100.00	1,163.98	10,414.98	9,251.00	88.82	10,414.98
4430-00-022	Contract-Janitorial/Cleaning	0.00	206.44	206.44	100.00	0.00	2,478.60	2,478.60	100.00	2,478.60
4430-00-024	Contract-Alarm System Monitoring	203.40	954.07	750.67	78.68	26,193.75	12,050.16	-14,143.59	-117.37	12,050.16
4430-00-030	Contract-Electrical	0.00	338.60	338.60	100.00	10,677.61	4,667.82	-6,009.79	-128.75	4,667.82
4430-00-032	Contract-Plumbing	8,805.25	1,586.79	-7,218.46	-454.91	78,097.19	19,641.48	-58,455.71	-297.61	19,641.48
4430-00-034	Contract-Roofing	0.00	264.06	264.06	100.00	2,245.00	3,170.04	925.04	29.18	3,170.04
4430-00-036	Contract-Painting	0.00	658.14	658.14	100.00	19,200.00	6,099.66	-13,100.34	-214.77	6,099.66
4430-00-050	Contract Costs-Other Misc	500.00	0.00	-500.00	N/A	5,898.71	0.00	-5,898.71	N/A	0.00
4430-00-052	Contract-General Maintenance	0.00	0.00	0.00	N/A	740.09	0.00	-740.09	N/A	0.00
4439-00-000	Total Contract Costs	49,614.67	18,152.26	-31,462.41	-173.32	323,452.47	217,843.62	-105,608.85	-48.48	217,843.62
4499-00-000	TOTAL MAINTENANCE EXPENSES	102,850.36	72,649.59	-30,200.77	-41.57	974,161.70	795,484.74	-178,676.96	-22.46	795,484.74

4500-00-000 GENERAL EXPENSES

4510-00-000	Insurance	18,906.92	16,810.00	-2,096.92	-12.47	218,331.27	201,720.00	-16,611.27	-8.23	201,720.00
4520-00-000	PILOT-Payments in Lieu of Taxes	6,386.81	7,300.00	913.19	12.51	81,910.76	87,600.00	5,689.24	6.49	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	961.97	500.00	-461.97	-92.39	14,953.74	6,000.00	-8,953.74	-149.23	6,000.00
4541-00-000	Employee Benefits-Pension	11,482.90	9,735.00	-1,747.90	-17.95	120,972.42	116,820.00	-4,152.42	-3.55	116,820.00
4545-00-000	Employer Tax Expense	7,275.84	7,153.75	-122.09	-1.71	94,573.49	95,472.00	898.51	0.94	95,472.00

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

Budget Comparison

Period = Sep 2015

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4570-00-000	Bad Debt-Tenant Rents	0.00	375.00	375.00	100.00	0.00	4,500.00	4,500.00	100.00	4,500.00
4570-00-001	Bad Debt-Other	0.00	1,041.63	1,041.63	100.00	0.00	12,500.00	12,500.00	100.00	12,500.00
4580-00-000	Security/Lease Enforcement Fee For Service	1,820.72	1,750.00	-70.72	-4.04	23,312.22	22,750.00	-562.22	-2.47	22,750.00
4580-99-760	Lease Enforcement Fee For Service Expense	3,360.00	1,993.00	-1,367.00	-68.59	42,147.00	25,922.00	-16,225.00	-62.59	25,922.00
4590-00-000	Other General Expense	0.00	333.59	333.59	100.00	0.00	3,400.00	3,400.00	100.00	3,400.00
4599-00-000	TOTAL GENERAL EXPENSES	50,195.16	46,991.97	-3,203.19	-6.82	597,948.64	576,684.00	-21,264.64	-3.69	576,684.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS										
4715-00-101	Port-Out URP-Tenant Utility Reimbursement Pa	0.00	20.38	20.38	100.00	0.00	245.00	245.00	100.00	245.00
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public P	241.00	172.88	-68.12	-39.40	2,635.00	2,075.00	-560.00	-26.99	2,075.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	193.26	-47.74	-24.70	2,635.00	2,320.00	-315.00	-13.58	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	27,060.00	26,856.00	-204.00	-0.76	26,856.00
4899-00-000	TOTAL FINANCING EXPENSES	2,236.39	2,238.00	1.61	0.07	27,060.00	26,856.00	-204.00	-0.76	26,856.00
8000-00-000 TOTAL EXPENSES										
		379,384.36	363,499.42	-15,884.94	-4.37	4,438,452.55	4,330,538.44	-107,914.11	-2.49	4,330,538.44
9000-00-000 NET INCOME										
		-1,503.03	9,317.20	-10,820.23	-116.13	132,862.50	159,589.56	-26,727.06	-16.75	159,589.56