

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

Budget Comparison

Period = May 2016

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4110-00-000	Administrative Salaries	62,043.90	62,043.90	0.00	0.00	492,839.31	492,838.81	-0.50	0.00	841,865.93
4110-00-001	Administrative Overtime	0.00	0.00	0.00	N/A	1,606.49	0.00	-1,606.49	N/A	4,000.00
4110-00-003	Compensated Absences	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	6,000.00
4110-00-004	Employee Benefit-Health/Dental/Eye	7,922.69	7,922.69	0.00	0.00	53,428.09	53,428.49	0.40	0.00	102,751.55
4110-99-000	Total Administrative Salaries	69,966.59	69,966.59	0.00	0.00	547,873.89	546,267.30	-1,606.59	-0.29	954,617.48
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	264.00	240.00	-24.00	-10.00	3,966.50	3,699.50	-267.00	-7.22	3,902.02
4130-00-003	Tenant Screening	0.00	0.00	0.00	N/A	288.00	72.00	-216.00	-300.00	72.00
4130-00-004	General Legal Expense	4,808.00	5,328.83	520.83	9.77	39,564.00	41,472.32	1,908.32	4.60	81,025.38
4130-00-005	Legal Expense - Board	0.00	0.00	0.00	N/A	0.00	5.11	5.11	100.00	214.99
4131-00-000	Total Legal Expense	5,072.00	5,568.83	496.83	8.92	43,818.50	45,248.93	1,430.43	3.16	85,214.39
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	0.00	0.00	N/A	3,555.00	3,549.89	-5.11	-0.14	15,307.81
4140-00-001	Staff Training - Travel Expenses	470.82	470.82	0.00	0.00	2,332.75	2,332.75	0.00	0.00	10,600.99
4150-00-000	Staff Travel	1,830.69	1,768.05	-62.64	-3.54	15,046.59	14,701.89	-344.70	-2.34	23,057.13
4170-00-000	Accounting Fees	0.00	0.00	0.00	N/A	3,720.00	5,220.00	1,500.00	28.74	17,940.00
4171-00-000	Auditing Fees	3,429.41	3,429.41	0.00	0.00	21,071.76	21,071.76	0.00	0.00	25,187.08
4173-00-001	Management Fee - POOL	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	768.00
4174-00-000	Licenses/Fees/Permits	0.00	150.00	150.00	100.00	3,127.00	2,047.00	-1,080.00	-52.76	5,765.00
4180-00-000	Office Rent	1,800.00	1,800.00	0.00	0.00	14,400.00	14,400.00	0.00	0.00	21,600.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	0.00	222.22	222.22	100.00	3,081.02
4184-00-000	Professional Fees/Services	315.00	315.00	0.00	0.00	14,077.62	6,978.04	-7,099.58	-101.74	14,051.52
4189-00-000	Total Other Admin Expenses	7,845.92	7,933.28	87.36	1.10	77,330.72	70,523.55	-6,807.17	-9.65	137,358.55
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	22.00	27.67	5.67	20.49	1,890.78	1,623.88	-266.90	-16.44	1,734.52
4190-00-004	Membership Dues and Fees	935.00	935.00	0.00	0.00	2,092.49	2,057.49	-35.00	-1.70	2,454.93
4190-00-006	Telephone	1,820.79	1,820.79	0.00	0.00	13,389.71	13,390.11	0.40	0.00	20,422.03
4190-00-008	Office Supplies	343.25	367.57	24.32	6.62	13,138.34	13,322.49	184.15	1.38	24,915.25
4190-00-010	Copier and Supplies	1,335.35	1,335.35	0.00	0.00	11,687.64	11,687.64	0.00	0.00	14,806.76
4190-00-012	Cell Phones/Pagers	1,584.94	1,583.94	-1.00	-0.06	13,452.15	13,450.25	-1.90	-0.01	26,886.22
4190-00-014	Payroll Services	516.86	516.86	0.00	0.00	4,814.54	4,814.54	0.00	0.00	5,730.18
4190-00-016	Postage/Express	998.86	998.86	0.00	0.00	10,675.28	10,675.28	0.00	0.00	15,323.12
4190-00-018	Legal Ads	527.50	557.42	29.92	5.37	4,941.76	4,805.78	-135.98	-2.83	4,926.10
4190-00-020	Printer Supplies	0.00	284.00	284.00	100.00	215.30	2,229.64	2,014.34	90.34	2,229.64
4190-00-022	Internet	1,578.74	1,216.38	-362.36	-29.79	12,534.16	9,843.91	-2,690.25	-27.33	16,067.19
4190-00-024	Answering Service/Voicemail	285.96	290.95	4.99	1.72	3,682.92	3,533.60	-149.32	-4.23	5,264.52
4190-00-026	Other Misc Admin Expenses	1,000.00	249.51	-750.49	-300.79	1,100.00	349.51	-750.49	-214.73	1,449.51
4190-00-028	Employee Services	107.50	107.50	0.00	0.00	1,843.94	1,843.94	0.00	0.00	2,400.02
4190-00-029	Employee Services - Health	85.00	35.34	-49.66	-140.52	405.00	210.74	-194.26	-92.18	745.74
4190-00-031	Commissioner Training	0.00	0.00	0.00	N/A	2,593.25	2,593.25	0.00	0.00	3,000.01
4190-00-032	Commissioner Travel	2,516.53	2,516.53	0.00	0.00	4,742.50	4,742.50	0.00	0.00	4,742.50
4190-00-036	Marketing/Promotions/Advertising	130.93	130.93	0.00	0.00	155.93	155.93	0.00	0.00	2,122.25
4190-00-038	Bank/Credit Card Fees	251.50	139.12	-112.38	-80.78	1,728.20	1,595.92	-132.28	-8.29	1,595.92
4190-00-040	Meetings / Seminars	0.00	0.00	0.00	N/A	1,270.00	1,270.00	0.00	0.00	1,270.00
4190-00-050	Cable TV	133.24	133.24	0.00	0.00	1,155.64	1,155.64	0.00	0.00	1,967.08
4190-00-111	Computer Hardware	0.00	0.00	0.00	N/A	149.32	75.34	-73.98	-98.19	3,024.66
4190-00-112	Computer Software	0.00	0.00	0.00	N/A	296.93	131.31	-165.62	-126.13	1,223.67
4190-00-113	Computer Supplies	0.00	0.00	0.00	N/A	649.99	144.45	-505.54	-349.98	672.21
4190-00-114	Computer/IT Support Expense	6,252.00	6,252.00	0.00	0.00	44,004.70	44,004.70	0.00	0.00	44,990.26
4190-00-115	Computer System Support	2,238.47	2,238.47	0.00	0.00	19,095.76	18,963.76	-132.00	-0.70	30,948.32
4190-00-400	Caring, Inc. misc	-184.62	-184.62	0.00	0.00	-656.13	-656.13	0.00	0.00	-656.13
4190-00-600	HCPM - Mgnt Fee Expense	3,843.21	3,843.21	0.00	0.00	26,006.23	26,006.23	0.00	0.00	50,630.23
4190-50-100	CPM - Property Mgnt Fee Expense	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,280.00
4190-99-710	Property Mgnt Fee Expense	32,645.35	32,645.36	0.01	0.00	259,547.35	259,412.81	-134.54	-0.05	386,757.49
4190-99-720	Asset Mgnt Fee Expense	1,000.00	1,000.00	0.00	0.00	16,017.50	14,517.50	-1,500.00	-10.33	54,720.02
4190-99-730	Bookkeeping Fee Expense	3,637.50	3,637.50	0.00	0.00	28,822.50	28,822.50	0.00	0.00	43,104.58

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4190-99-740	Prog Mgmt Fee Exp - JCP Antenna Rental 1	304.37	304.37	0.00	0.00	2,434.95	2,434.95	0.00	0.00	3,599.99
4190-99-741	Prog Mgmt Fee Exp - JCP Office Space Renl	100.50	100.50	0.00	0.00	804.00	804.00	0.00	0.00	1,152.00
4190-99-742	Prog Mgmt Fee Exp - RVW Office Space Rei	25.50	25.50	0.00	0.00	204.00	204.00	0.00	0.00	288.00
4190-99-743	Prog Mgmt Fee Exp - MVP Office Space Rer	506.00	506.00	0.00	0.00	4,048.00	4,048.00	0.00	0.00	6,072.00
4190-99-750	HCPM-Contract - Fee For Service Expense	8,343.00	6,597.00	-1,746.00	-26.47	69,903.04	65,866.50	-4,036.54	-6.13	116,784.02
4191-00-000	Total Miscellaneous Admin Expenses	72,885.23	70,212.25	-2,672.98	-3.81	578,837.67	570,131.96	-8,705.71	-1.53	905,644.81
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	155,769.74	153,680.95	-2,088.79	-1.36	1,247,860.78	1,232,171.74	-15,689.04	-1.27	2,082,835.23
4200-00-000 TENANT SERVICES										
4220-00-003	Tenant Svcs - Tenant Participation	90.85	90.85	0.00	0.00	363.76	200.76	-163.00	-81.19	200.76
4220-00-004	Tenant Svcs - HCFC Activities-	871.83	872.11	0.28	0.03	10,983.70	10,985.94	2.24	0.02	24,840.02
4220-00-008	Tenant Svcs - Food/Snacks	0.00	0.00	0.00	N/A	100.00	712.23	612.23	85.96	712.23
4220-00-022	Tenant Svcs - Monitoring Services	0.00	0.00	0.00	N/A	1,567.50	0.00	-1,567.50	N/A	0.00
4220-00-028	Tenant Svcs - Moving Expenses	0.00	0.00	0.00	N/A	1,424.46	712.23	-712.23	-100.00	712.23
4299-00-000	TOTAL TENANT SERVICES EXPENSES	962.68	962.96	0.28	0.03	14,439.42	12,611.16	-1,828.26	-14.50	26,465.24
4300-00-000 UTILITY EXPENSES										
4310-00-000	Water & Sewer	26,757.83	26,757.83	0.00	0.00	214,010.30	214,010.30	0.00	0.00	326,799.90
4310-00-001	Water & Sewer-Vacant Units	0.00	2,028.32	2,028.32	100.00	0.00	16,161.48	16,161.48	100.00	24,000.00
4320-00-000	Electricity	31,105.83	31,002.15	-103.68	-0.33	216,137.42	216,033.74	-103.68	-0.05	340,373.74
4320-00-001	Electricity-Vacant Units	0.00	0.00	0.00	N/A	317.28	325.36	8.08	2.48	1,500.00
4330-00-000	Gas	13,748.75	13,748.75	0.00	0.00	121,109.81	121,109.81	0.00	0.00	258,250.29
4330-00-001	Gas-Vacant Units	0.00	817.38	817.38	100.00	0.00	5,153.48	5,153.48	100.00	6,293.00
4399-00-000	TOTAL UTILITY EXPENSES	71,612.41	74,354.43	2,742.02	3.69	551,574.81	572,794.17	21,219.36	3.70	957,216.93
4400-00-000 MAINTENANCE EXPENSES										
4400-99-000	General Maint Expense									
4400-99-750	Fee For Service Expense	0.00	463.18	463.18	100.00	0.00	2,922.11	2,922.11	100.00	3,249.99
4400-99-765	Maintenance Fee For Service Expense	12,424.14	12,210.96	-213.18	-1.75	78,352.72	77,555.61	-797.11	-1.03	95,195.21
4410-00-000	Maintenance Salaries	15,672.50	15,672.20	-0.30	0.00	182,750.08	182,749.79	-0.29	0.00	264,689.27
4410-00-001	Maintenance Labor Overtime	1,198.08	1,198.08	0.00	0.00	21,443.74	21,443.74	0.00	0.00	29,251.79
4410-00-003	Compensated Absences-Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	11,000.00
4410-00-004	Employee Benefit-Health/Dental/Eye	3,312.46	3,312.46	0.00	0.00	26,879.90	26,579.90	-300.00	-1.13	64,487.76
4411-00-000	Maintenance Uniforms	190.70	190.70	0.00	0.00	3,871.25	3,967.96	96.71	2.44	4,545.52
4413-00-000	Vehicle Gas, Oil, Repairs, Supplies	3,162.15	3,055.99	-106.16	-3.47	8,799.14	8,608.75	-190.39	-2.21	18,644.07
4414-00-000	Vehicle Title/Registration	0.00	0.00	0.00	N/A	295.00	295.00	0.00	0.00	623.08
4419-00-000	Total General Maint Expense	35,960.03	36,103.57	143.54	0.40	322,391.83	324,122.86	1,731.03	0.53	491,686.69
4420-00-000	Materials									
4420-00-002	Materials-Electrical	1,793.51	1,793.51	0.00	0.00	9,935.65	9,935.65	0.00	0.00	14,355.57
4420-00-004	Materials-Plumbing	1,245.62	1,245.62	0.00	0.00	10,723.33	10,723.33	0.00	0.00	13,905.69
4420-00-006	Materials-Heating	1,005.55	1,005.55	0.00	0.00	8,353.72	8,355.72	2.00	0.02	18,169.52
4420-00-007	Materials-Flooring	116.27	116.27	0.00	0.00	20,536.71	20,536.71	0.00	0.00	23,354.55
4420-00-008	Materials-Paint	115.69	106.30	-9.39	-8.83	8,299.50	8,286.12	-13.38	-0.16	11,527.80
4420-00-010	Materials-Janitorial/Cleaning	619.13	619.13	0.00	0.00	7,363.19	7,363.19	0.00	0.00	8,292.11
4420-00-012	Materials-Lumber	0.00	0.00	0.00	N/A	2,634.22	2,634.22	0.00	0.00	7,188.18
4420-00-014	Materials-Maintenance Supplies	0.00	0.00	0.00	N/A	310.36	290.24	-20.12	-6.93	1,172.08
4420-00-016	Materials-Grounds	550.00	550.00	0.00	0.00	3,071.19	3,071.19	0.00	0.00	8,238.19
4420-00-018	Materials-Miscellaneous	0.00	0.00	0.00	N/A	912.81	913.31	0.50	0.05	7,844.31
4420-00-022	Materials-Equipment Repairs	0.00	0.00	0.00	N/A	4,066.39	4,066.39	0.00	0.00	9,479.03
4420-00-024	Materials-Appliance Parts	37.02	37.02	0.00	0.00	3,101.94	3,101.94	0.00	0.00	4,148.82
4420-00-026	Materials-Safety Equipment	3,055.27	3,228.94	173.67	5.38	34,478.77	34,684.02	205.25	0.59	38,197.38
4420-00-028	Materials-Hardware	32.66	32.66	0.00	0.00	2,038.23	2,038.23	0.00	0.00	3,287.47
4420-00-030	Materials-Glass/Screens	0.00	0.00	0.00	N/A	1,754.60	1,754.60	0.00	0.00	10,190.08
4420-00-032	Materials-Doors / Keys	69.84	182.92	113.08	61.82	18,948.35	18,944.91	-3.44	-0.02	19,738.11
4420-00-034	Materials-Drywall/Plaster	0.00	0.00	0.00	N/A	10.10	0.00	-10.10	N/A	1,976.00

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4420-00-036	Materials-Extermination/Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
4420-00-038	Materials-Tools	15.14	15.14	0.00	0.00	155.78	122.52	-33.26	-27.15	2,370.00
4429-00-000	Total Materials	8,655.70	8,933.06	277.36	3.10	136,694.84	136,822.29	127.45	0.09	204,034.89
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	2,996.24	2,996.24	0.00	0.00	27,292.46	27,292.46	0.00	0.00	35,100.04
4430-00-004	Contract-Trash Removal	0.00	434.08	434.08	100.00	28,863.24	29,116.56	253.32	0.87	44,462.76
4430-00-006	Contract-Extermination/Pest Control	367.00	627.42	260.42	41.51	9,434.00	10,639.36	1,205.36	11.33	30,990.00
4430-00-007	Contract-Extermination/Bed Bug	700.00	786.84	86.84	11.04	7,115.00	7,809.72	694.72	8.90	9,280.00
4430-00-008	Contract-Grounds	0.00	434.08	434.08	100.00	27,528.92	27,186.57	-342.35	-1.26	33,115.69
4430-00-010	Contract-Unit Cleaning/Prep	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	521.00
4430-00-012	Contract-Fire Alarm	0.00	0.00	0.00	N/A	2,820.96	2,820.96	0.00	0.00	14,707.44
4430-00-014	Contract-Boilers	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,300.00
4430-00-020	Contract-HVAC	13,791.05	0.00	-13,791.05	N/A	21,797.10	204.25	-21,592.85	-10,571.77	300.01
4430-00-024	Contract-Alarm System Monitoring	156.00	156.00	0.00	0.00	1,551.91	1,551.91	0.00	0.00	11,519.99
4430-00-030	Contract-Electrical	0.00	0.00	0.00	N/A	3,901.26	3,833.26	-68.00	-1.77	7,508.26
4430-00-032	Contract-Plumbing	0.00	0.00	0.00	N/A	31,929.59	31,929.59	0.00	0.00	34,564.55
4430-00-034	Contract-Roofing	250.00	250.00	0.00	0.00	2,120.00	1,795.00	-325.00	-18.11	6,314.00
4430-00-036	Contract-Painting	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	8,241.00
4430-00-038	Contract-Consultants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5,000.00
4430-00-050	Contract Costs-Other Misc	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	3,532.00
4439-00-000	Total Contract Costs	18,260.29	5,734.66	-12,525.63	-218.42	165,354.44	144,229.64	-21,124.80	-14.65	248,456.74
4499-00-000	TOTAL MAINTENACE EXPENSES	62,876.02	50,771.29	-12,104.73	-23.84	624,441.11	605,174.79	-19,266.32	-3.18	944,178.32
4500-00-000 GENERAL EXPENSES										
4510-00-000	Insurance	18,541.80	18,541.80	0.00	0.00	147,461.69	147,461.54	-0.15	0.00	219,212.78
4520-00-000	PILOT-Payments in Lieu of Taxes	6,707.72	6,533.64	-174.08	-2.66	53,560.45	52,277.01	-1,283.44	-2.46	85,080.21
4525-00-000	Property Tax Expense	0.00	1,374.08	1,374.08	100.00	1,252.77	12,136.21	10,883.44	89.68	15,652.77
4540-00-000	Employee Benefits-Health/Dental/Optical	647.73	647.73	0.00	0.00	5,703.67	5,444.89	-258.78	-4.75	5,444.89
4541-00-000	Employee Benefits-Pension	11,082.40	11,084.40	2.00	0.02	88,651.92	88,653.94	2.02	0.00	136,862.30
4545-00-000	Employer Tax Expense	7,145.39	7,145.39	0.00	0.00	62,059.42	62,059.42	0.00	0.00	91,470.46
4550-00-101	Lease - Fitness Equipment	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
4570-00-000	Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	7,842.00
4570-00-001	Bad Debt-Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
4580-00-000	Security/Lease Enforcement Fee For Service	1,820.71	1,820.71	0.00	0.00	15,884.50	15,404.50	-480.00	-3.12	21,420.02
4580-99-760	Lease Enforcement Fee For Service Expense	3,500.00	3,500.00	0.00	0.00	27,940.00	28,012.00	72.00	0.26	33,518.00
4590-00-000	Other General Expense	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
4599-00-000	TOTAL GENERAL EXPENSES	49,445.75	50,647.75	1,202.00	2.37	402,514.42	411,449.51	8,935.09	2.17	618,103.43
4700-00-000 HOUSING ASSISTANCE PAYMENTS										
4715-00-001	URP-Tenant Utility Reimbursement Payments	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,750.00
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public I	22.00	0.00	-22.00	N/A	1,162.00	804.00	-358.00	-44.53	804.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	22.00	0.00	-22.00	N/A	1,162.00	804.00	-358.00	-44.53	2,554.00
4800-00-000 FINANCING EXPENSE										
4855-00-000	Interest Expense - Energy Performance Contr	1,600.80	2,002.85	402.05	20.07	15,849.95	16,240.23	390.28	2.40	24,520.07
4899-00-000	TOTAL FINANCING EXPENSES	1,600.80	2,002.85	402.05	20.07	15,849.95	16,240.23	390.28	2.40	24,520.07
8000-00-000	TOTAL EXPENSES	342,289.40	332,420.23	-9,869.17	-2.97	2,857,842.49	2,851,245.60	-6,596.89	-0.23	4,655,873.22
9000-00-000	NET INCOME	44,815.73	77,642.15	-32,826.42	-42.28	127,951.13	316,734.57	-188,783.44	-59.60	152,161.34

CASH

Cash - General Fund 291,918.16

Cash - Central Office 319,437.79

Cash Flow = CVC + FER + HBC + JCP + MVP + RVE + RVW + SCT + COCC

General Fund - Cash

Central Office - Cash

