

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

Budget Comparison

Period = Apr 2017

Book = Accrual ; Tree = ysl\_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-00-000</b>	<b>INCOME</b>									
<b>3100-00-000</b>	<b>TENANT INCOME</b>									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	138,247.00	136,583.33	1,663.67	1.22	946,255.11	956,083.31	-9,828.20	-1.03	1,639,000.00
3119-00-000	Total Rental Income	138,247.00	136,583.33	1,663.67	1.22	946,255.11	956,083.31	-9,828.20	-1.03	1,639,000.00
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	0.00	1,866.66	-1,866.66	-100.00	7,639.70	13,066.62	-5,426.92	-41.53	22,400.00
3120-00-003	Damages	392.50	0.00	392.50	N/A	1,982.39	0.00	1,982.39	N/A	0.00
3120-00-006	NSF Charges	50.00	0.00	50.00	N/A	300.00	0.00	300.00	N/A	0.00
3120-00-007	Tenant Owned / Excess Utilities	480.00	2,050.00	-1,570.00	-76.59	2,340.00	14,350.00	-12,010.00	-83.69	24,600.00
3120-00-009	Other Misc.Tenant Charges	235.00	0.00	235.00	N/A	1,284.13	0.00	1,284.13	N/A	0.00
3129-00-000	Total Other Tenant Income	1,157.50	3,916.66	-2,759.16	-70.45	13,546.22	27,416.62	-13,870.40	-50.59	47,000.00
3199-00-000	NET TENANT INCOME	139,404.50	140,499.99	-1,095.49	-0.78	959,801.33	983,499.93	-23,698.60	-2.41	1,686,000.00
<b>3400-00-000</b>	<b>GRANT INCOME</b>									
3401-00-000	HUD PHA Operating Grants/Subsidy	117,981.00	122,644.49	-4,663.49	-3.80	859,559.00	858,511.43	1,047.57	0.12	1,471,734.00
3420-00-000	Capital Fund Grants	8,629.75	0.00	8,629.75	N/A	124,821.08	0.00	124,821.08	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	126,610.75	122,644.49	3,966.26	3.23	984,380.08	858,511.43	125,868.65	14.66	1,471,734.00
<b>3600-00-000</b>	<b>OTHER INCOME</b>									
3610-00-000	Interest Income	170.16	174.67	-4.51	-2.58	1,276.13	1,222.69	53.44	4.37	2,096.00
3611-00-000	Investment Income	258.05	0.00	258.05	N/A	668.98	0.00	668.98	N/A	0.00
3620-00-114	Computer/IT Support Income	6,300.00	4,216.67	2,083.33	49.41	47,250.00	29,516.69	17,733.31	60.08	50,600.00
3620-99-710	Property Mgmt Fee Income	32,583.87	32,241.50	342.37	1.06	224,897.37	225,690.50	-793.13	-0.35	386,898.00
3620-99-720	Asset Mgmt Fee Income	4,910.00	4,920.00	-10.00	-0.20	26,550.00	34,440.00	-7,890.00	-22.91	59,040.00
3620-99-730	Bookkeeping Fee Income	5,032.50	4,972.50	60.00	1.21	35,085.00	34,807.50	277.50	0.80	59,670.00
3620-99-740	Prog Mgmt Fee Inc - JCP Antenna Rental 10%	391.78	300.00	91.78	30.59	2,721.52	2,100.00	621.52	29.60	3,600.00
3620-99-741	Prog Mgmt Fee Inc - JCP Office Space Rental 10'	139.25	96.00	43.25	45.05	1,013.50	672.00	341.50	50.82	1,152.00
3620-99-742	Prog Mgmt Fee Inc - RVW Office Space Rental 10'	25.50	24.00	1.50	6.25	178.50	168.00	10.50	6.25	288.00
3620-99-743	Prog Mgmt Fee Inc - MVP Office Space Rental 10'	506.00	500.00	6.00	1.20	3,542.00	3,500.00	42.00	1.20	6,000.00
3620-99-744	Prog Mgmt Fee Inc - Capital Fund 8%	4,314.75	12,944.49	-8,629.74	-66.67	30,203.25	90,611.43	-60,408.18	-66.67	155,334.00
3620-99-746	Prog Mgmt Fee Inc - HCPM 10% NetInc	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
3620-99-747	Prog Mgmt Fee Inc - Wildwood HA	7,004.00	6,800.00	204.00	3.00	48,416.00	47,600.00	816.00	1.71	81,600.00
3620-99-748	Prog Mgmt Fee Inc - S8 Admin 10%	1,271.90	957.92	313.98	32.78	11,106.40	6,705.44	4,400.96	65.63	11,495.00
3620-99-749	Prog Mgmt Fee Inc - Salem HA	11,962.74	13,770.00	-1,807.26	-13.12	81,766.95	96,390.00	-14,623.05	-15.17	165,240.00
3620-99-765	Maintenance Fee For Service Income	8,190.02	8,900.00	-709.98	-7.98	82,007.42	62,300.00	19,707.42	31.63	106,800.00
3620-99-770	Caring Licensing Fee	0.00	1,791.67	-1,791.67	-100.00	13,127.34	12,541.69	585.65	4.67	21,500.00
3620-99-772	Caring Adult Day Care	0.00	0.00	0.00	N/A	900.00	0.00	900.00	N/A	0.00
3650-00-000	Miscellaneous Other Income	331.81	1,436.68	-1,104.87	-76.90	18,150.49	10,056.76	8,093.73	80.48	17,240.00
3650-00-002	Misc Other Income-Buck St Office Rental	6,319.48	5,060.00	1,259.48	24.89	41,209.04	35,420.00	5,789.04	16.34	60,720.00
3650-00-004	Misc Other Income-Office Space Rental	3,447.50	3,040.00	407.50	13.40	24,864.66	21,280.00	3,584.66	16.85	36,480.00
3650-00-302	Misc Income-Antenna Rental	3,917.83	3,050.00	867.83	28.45	24,885.21	21,350.00	3,535.21	16.56	36,600.00
3650-00-305	Misc Income-Shar Lane Hall Rental	0.00	0.00	0.00	N/A	6,160.00	0.00	6,160.00	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	97,077.14	105,246.10	-8,168.96	-7.76	725,979.76	736,722.70	-10,742.94	-1.46	1,262,953.00
<b>3999-00-000</b>	<b>TOTAL INCOME</b>	<b>363,092.39</b>	<b>368,390.58</b>	<b>-5,298.19</b>	<b>-1.44</b>	<b>2,670,161.17</b>	<b>2,578,734.06</b>	<b>91,427.11</b>	<b>3.55</b>	<b>4,420,687.00</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	60,978.16	74,116.43	-13,138.27	17.73	465,455.81	518,815.01	-53,359.20	10.28	889,397.00
4110-00-001	Administrative Overtime	0.00	41.67	-41.67	100.00	341.55	291.69	49.86	-17.09	500.00
4110-00-003	Compensated Absences	0.00	458.36	-458.36	100.00	0.00	3,208.52	3,208.52	100.00	5,500.00
4110-00-004	Employee Benefit-Health/Dental/Eye	7,551.63	11,258.34	-3,706.71	32.92	54,542.48	78,808.38	-24,265.90	30.79	135,100.00
4110-99-000	Total Administrative Salaries	68,529.79	85,874.80	-17,345.01	20.20	520,339.84	601,123.60	-80,783.76	13.44	1,030,497.00
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	624.00	191.66	432.34	-225.58	2,160.00	1,341.62	818.38	-61.00	2,300.00
4130-00-003	Tenant Screening	0.00	100.00	-100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4130-00-004	General Legal Expense	6,244.50	3,375.00	2,869.50	-85.02	43,138.60	23,625.00	19,513.60	-82.60	40,500.00
4131-00-000	Total Legal Expense	6,868.50	3,666.66	3,201.84	-87.32	45,298.60	25,666.62	19,631.98	-76.49	44,000.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	-700.00	1,016.67	1,716.67	168.85	388.97	7,116.69	6,727.72	94.53	12,200.00



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

Budget Comparison

Period = Apr 2017

Book = Accrual ; Tree = ysl\_is

4400-99-750	Fee For Service Expense	0.00	333.33	333.33	100.00	0.00	2,333.31	2,333.31	100.00	4,000.00
4400-99-765	Maintenance Fee For Service Expense	8,190.02	12,016.68	3,826.66	31.84	74,246.85	84,116.76	9,869.91	11.73	144,200.00
4410-00-000	Maintenance Salaries	15,391.27	14,016.66	-1,374.61	-9.81	103,903.11	98,116.62	-5,786.49	-5.90	168,200.00
4410-00-001	Maintenance Labor Overtime	1,608.95	1,700.01	91.06	5.36	15,588.95	11,900.07	-3,688.88	-31.00	20,400.00
4410-00-003	Compensated Absences-Maintenance	0.00	916.67	916.67	100.00	0.00	6,416.69	6,416.69	100.00	11,000.00
4410-00-004	Employee Benefit-Health/Dental/Eye	3,597.02	4,550.00	952.98	20.94	12,309.34	31,850.00	19,540.66	61.35	54,600.00
4410-00-005	Temporary Labor-Maintenance	0.00	0.00	0.00	N/A	1,439.28	0.00	-1,439.28	N/A	0.00
4411-00-000	Maintenance Uniforms	0.00	400.00	400.00	100.00	4,340.04	2,800.00	-1,540.04	-55.00	4,800.00
4413-00-000	Vehicle Gas, Oil, Repairs, Supplies	-720.00	1,250.00	1,970.00	157.60	8,409.13	8,750.00	340.87	3.90	15,000.00
4414-00-000	Vehicle Title/Registration	950.50	62.50	-888.00	-1,420.80	982.50	437.50	-545.00	-124.57	750.00
4419-00-000	Total General Maint Expense	29,017.76	35,245.85	6,228.09	17.67	221,219.20	246,720.95	25,501.75	10.34	422,950.00
4420-00-000	Materials									
4420-00-002	Materials-Electrical	1,158.60	366.67	-791.93	-215.98	12,677.21	2,566.69	-10,110.52	-393.91	4,400.00
4420-00-004	Materials-Plumbing	2,986.42	1,241.67	-1,744.75	-140.52	23,069.46	8,691.69	-14,377.77	-165.42	14,900.00
4420-00-006	Materials-Heating	0.00	1,141.67	1,141.67	100.00	6,559.70	7,991.69	1,431.99	17.92	13,700.00
4420-00-007	Materials-Flooring	24.64	1,316.67	1,292.03	98.13	5,644.24	9,216.69	3,572.45	38.76	15,800.00
4420-00-008	Materials-Paint	2,546.73	666.67	-1,880.06	-282.01	9,040.12	4,666.69	-4,373.43	-93.72	8,000.00
4420-00-010	Materials-Janitorial/Cleaning	0.00	691.67	691.67	100.00	12,449.92	4,841.69	-7,608.23	-157.14	8,300.00
4420-00-012	Materials-Lumber	3,073.06	332.50	-2,740.56	-824.23	4,307.26	2,327.50	-1,979.76	-85.06	3,990.00
4420-00-016	Materials-Grounds	1,200.00	641.67	-558.33	-87.01	2,462.64	4,491.69	2,029.05	45.17	7,700.00
4420-00-018	Materials-Miscellaneous	79.40	16.67	-62.73	-376.30	79.40	116.69	37.29	31.96	200.00
4420-00-022	Materials-Equipment Repairs	427.03	1,075.00	647.97	60.28	427.03	7,525.00	7,097.97	94.33	12,900.00
4420-00-024	Materials-Appliance Parts	0.00	275.00	275.00	100.00	620.72	1,925.00	1,304.28	67.75	3,300.00
4420-00-026	Materials-Safety Equipment	693.08	2,158.34	1,465.26	67.89	32,130.88	15,108.38	-17,022.50	-112.67	25,900.00
4420-00-028	Materials-Hardware	3.57	400.00	396.43	99.11	371.40	2,800.00	2,428.60	86.74	4,800.00
4420-00-030	Materials-Glass/Screens	1,654.00	390.00	-1,264.00	-324.10	7,581.67	2,730.00	-4,851.67	-177.72	4,680.00
4420-00-032	Materials-Doors / Keys	4,183.82	565.00	-3,618.82	-640.50	23,246.31	3,955.00	-19,291.31	-487.77	6,780.00
4420-00-036	Materials-Extermination/Pest Control	0.00	16.67	16.67	100.00	0.00	116.69	116.69	100.00	200.00
4420-00-038	Materials-Tools	56.84	200.00	143.16	71.58	1,908.84	1,400.00	-508.84	-36.35	2,400.00
4429-00-000	Total Materials	18,087.19	11,495.87	-6,591.32	-57.34	142,576.80	80,471.09	-62,105.71	-77.18	137,950.00
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	0.00	3,466.67	3,466.67	100.00	18,753.44	24,266.69	5,513.25	22.72	41,600.00
4430-00-004	Contract-Trash Removal	4,338.26	3,683.33	-654.93	-17.78	31,821.11	25,783.31	-6,037.80	-23.42	44,200.00
4430-00-006	Contract-Extermination/Pest Control	2,762.28	950.00	-1,812.28	-190.77	13,585.22	6,650.00	-6,935.22	-104.29	11,400.00
4430-00-007	Contract-Extermination/Bed Bug	1,050.00	425.00	-625.00	-147.06	5,727.00	2,975.00	-2,752.00	-92.50	5,100.00
4430-00-008	Contract-Grounds	23,192.32	3,266.67	-19,925.65	-609.97	58,105.54	22,866.69	-35,238.85	-154.11	39,200.00
4430-00-012	Contract-Fire Alarm	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
4430-00-020	Contract-HVAC	4,334.12	25.00	-4,309.12	-17,236.48	12,552.11	175.00	-12,377.11	-7,072.63	300.00
4430-00-024	Contract-Alarm System Monitoring	161.00	550.00	389.00	70.73	2,638.03	3,850.00	1,211.97	31.48	6,600.00
4430-00-030	Contract-Electrical	0.00	1,500.00	1,500.00	100.00	9,244.66	10,500.00	1,255.34	11.96	18,000.00
4430-00-032	Contract-Plumbing	9,014.50	1,300.00	-7,714.50	-593.42	58,912.96	9,100.00	-49,812.96	-547.40	15,600.00
4430-00-034	Contract-Roofing	0.00	225.00	225.00	100.00	670.00	1,575.00	905.00	57.46	2,700.00
4430-00-036	Contract-Painting	0.00	100.00	100.00	100.00	17,925.00	700.00	-17,225.00	-2,460.71	1,200.00
4430-00-050	Contract Costs-Other Misc	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
4439-00-000	Total Contract Costs	44,852.48	16,066.67	-28,785.81	-179.16	229,935.07	112,466.69	-117,468.38	-104.45	192,800.00
4499-00-000	TOTAL MAINTENACE EXPENSES	91,957.43	62,808.39	-29,149.04	-46.41	593,731.07	439,658.73	-154,072.34	-35.04	753,700.00

4500-00-000 GENERAL EXPENSES

4510-00-000	Insurance	19,100.28	18,266.66	-833.62	-4.56	132,146.51	127,866.62	-4,279.89	-3.35	219,200.00
4520-00-000	PILOT-Payments in Lieu of Taxes	7,779.62	6,533.32	-1,246.30	-19.08	51,241.64	45,733.24	-5,508.40	-12.04	78,400.00
4525-00-000	Property Tax Expense	447.43	333.33	-114.10	-34.23	3,041.77	2,333.31	-708.46	-30.36	4,000.00
4540-00-000	Employee Benefits-Health/Dental/Optical	-494.96	500.00	994.96	198.99	5,537.49	3,500.00	-2,037.49	-58.21	6,000.00
4541-00-000	Employee Benefits-Pension	1,553.56	11,300.00	9,746.44	86.25	68,048.16	79,100.00	11,051.84	13.97	135,600.00
4545-00-000	Employer Tax Expense	6,529.46	8,424.99	1,895.53	22.50	48,812.42	58,974.93	10,162.51	17.23	101,100.00
4570-00-000	Bad Debt-Tenant Rents	0.00	291.69	291.69	100.00	0.00	2,041.83	2,041.83	100.00	3,500.00
4570-00-001	Bad Debt-Other	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
4580-00-000	Security/Lease Enforcement Fee For Service	0.00	1,925.00	1,925.00	100.00	4,240.00	13,475.00	9,235.00	68.53	23,100.00
4580-00-001	Security/Lease Enforcement Overtime	0.00	575.00	575.00	100.00	0.00	4,025.00	4,025.00	100.00	6,900.00
4599-00-000	TOTAL GENERAL EXPENSES	34,915.39	48,191.66	13,276.27	27.55	313,067.99	337,341.62	24,273.63	7.20	578,300.00

4700-00-000 HOUSING ASSISTANCE PAYMENTS

4715-10-001	URP-PH-Tenant Utility Reimbursement-Public H	117.00	0.00	-117.00	N/A	665.00	0.00	-665.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	117.00	0.00	-117.00	N/A	665.00	0.00	-665.00	N/A	0.00

4800-00-000 FINANCING EXPENSE

4854-05-003	Interest Expense - Ford Van	206.13	0.00	-206.13	N/A	206.13	0.00	-206.13	N/A	0.00
-------------	-----------------------------	--------	------	---------	-----	--------	------	---------	-----	------

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

Period = Apr 2017

Book = Accrual ; Tree = ysl\_js

4855-00-000	Interest Expense - Energy Performance Contrac	1,497.90	2,016.67	518.77	25.72	10,989.55	14,116.69	3,127.14	22.15	24,200.00
4899-00-000	TOTAL FINANCING EXPENSES	1,704.03	2,016.67	312.64	15.50	11,195.68	14,116.69	2,921.01	20.69	24,200.00
<b>5000-00-000</b>	<b>NON-OPERATING ITEMS</b>									
5230-00-000	Gain/Loss on Sale of Fixed Assets	0.00	0.00	0.00	N/A	142.91	0.00	-142.91	N/A	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	142.91	0.00	-142.91	N/A	0.00
<b>8000-00-000</b>	<b>TOTAL EXPENSES</b>	<b>370,733.94</b>	<b>357,398.19</b>	<b>-13,335.75</b>	<b>-3.73</b>	<b>2,663,987.24</b>	<b>2,501,787.33</b>	<b>-162,199.91</b>	<b>-6.48</b>	<b>4,288,777.00</b>
<b>9000-00-000</b>	<b>NET INCOME</b>	<b>-7,641.55</b>	<b>10,992.39</b>	<b>-18,633.94</b>	<b>-169.52</b>	<b>6,173.93</b>	<b>76,946.73</b>	<b>-70,772.80</b>	<b>-91.98</b>	<b>131,910.00</b>

**CASH**

Cash - General Fund	83,866.88
Cash - Central Office	93,291.61
Cash - Payroll	30,334.36
Cash - Rental	34,388.98
Cash - Sun Bank	62,007.59
Cash - Century Savings Bank	618,765.88
Interprogram-Due From Section 8	(12,898.86)
Interprogram-Due From HCFC	(103.94)
Interprogram-Due From HCPM	-
<b>Total Cash Available</b>	<b>909,652.50</b>

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

General Fund - Cash
Central Office - Cash
Payroll - Cash
Rental - Cash
Investments - Sun T-Bill #1
Investments - Century Bank
Due From Sec 8
Due From HCFC
Due From HCPM

**RESTRICTED CASH**

Cash - AFLAC Unreimb Medical Exp	3,071.78
Cash - HRA Health Care Exp	52,743.61
Cash - Senior Services	-
Cash Restricted-Security Deposits	9,215.80
<b>Total Restricted Cash</b>	<b>65,031.19</b>

AFLAC - Cash
HRA - Cash
Senior Svcs - Cash
Security Deposits - Cash