

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

Budget Comparison

Period = Sep 2017

Book = Accrual ; Tree = ysi_is

		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	131,663.00	136,583.37	-4,920.37	-3.60	1,621,564.11	1,639,000.00	-17,435.89	-1.06	1,639,000.00
3119-00-000	Total Rental Income	131,663.00	136,583.37	-4,920.37	-3.60	1,621,564.11	1,639,000.00	-17,435.89	-1.06	1,639,000.00
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	0.00	1,866.74	-1,866.74	-100.00	14,474.68	22,400.00	-7,925.32	-35.38	22,400.00
3120-00-003	Damages	187.00	0.00	187.00	N/A	2,547.48	0.00	2,547.48	N/A	0.00
3120-00-006	NSF Charges	0.00	0.00	0.00	N/A	300.00	0.00	300.00	N/A	0.00
3120-00-007	Tenant Owned / Excess Utilities	3,740.00	2,050.00	1,690.00	82.44	27,145.00	24,600.00	2,545.00	10.35	24,600.00
3120-00-009	Other Misc.Tenant Charges	80.00	0.00	80.00	N/A	1,956.18	0.00	1,956.18	N/A	0.00
3129-00-000	Total Other Tenant Income	4,007.00	3,916.74	90.26	2.30	46,423.34	47,000.00	-576.66	-1.23	47,000.00
3199-00-000	NET TENANT INCOME	135,670.00	140,500.11	-4,830.11	-3.44	1,667,987.45	1,686,000.00	-18,012.55	-1.07	1,686,000.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	129,207.00	122,644.61	6,562.39	5.35	1,537,769.00	1,471,734.00	66,035.00	4.49	1,471,734.00
3420-00-000	Capital Fund Grants	8,629.75	0.00	62,332.25	N/A	167,969.83	0.00	167,969.83	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	407,979.88	122,644.61	285,335.27	232.65	1,993,141.46	1,471,734.00	521,407.46	35.43	1,471,734.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income	2.66	174.63	-171.97	-98.48	2,037.95	2,096.00	-58.05	-2.77	2,096.00
3611-00-000	Investment Income	1.09	0.00	1.09	N/A	1,094.12	0.00	1,094.12	N/A	0.00
3620-00-114	Computer/IT Support Income	6,300.00	4,216.63	2,083.37	49.41	81,600.00	50,600.00	31,000.00	61.26	50,600.00
3620-99-710	Property Mgmt Fee Income	31,764.15	32,241.50	-477.35	-1.48	386,745.59	386,898.00	-152.41	-0.04	386,898.00
3620-99-720	Asset Mgmt Fee Income	4,910.00	4,920.00	-10.00	-0.20	50,600.00	59,040.00	-8,440.00	-14.30	59,040.00
3620-99-730	Bookkeeping Fee Income	4,942.50	4,972.50	-30.00	-0.60	60,112.00	59,670.00	442.00	0.74	59,670.00
3620-99-740	Prog Mgmt Fee Inc - JCP Antenna Rental 10%	398.98	300.00	98.98	32.99	4,469.23	3,600.00	869.23	24.15	3,600.00
3620-99-741	Prog Mgmt Fee Inc - JCP Office Space Rental 10%	139.25	96.00	43.25	45.05	1,709.75	1,152.00	557.75	48.42	1,152.00
3620-99-742	Prog Mgmt Fee Inc - RVW Office Space Rental 10%	25.50	24.00	1.50	6.25	306.00	288.00	18.00	6.25	288.00
3620-99-743	Prog Mgmt Fee Inc - MVP Office Space Rental 10%	506.00	500.00	6.00	1.20	6,072.00	6,000.00	72.00	1.20	6,000.00
3620-99-744	Prog Mgmt Fee Inc - Capital Fund 8%	4,314.75	12,944.61	-8,629.86	-66.67	51,777.00	155,334.00	-103,557.00	-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	600.00	-600.00	-100.00	600.00
3620-99-747	Prog Mgmt Fee Inc - Wildwood HA	7,004.00	6,800.00	204.00	3.00	83,436.00	81,600.00	1,836.00	2.25	81,600.00
3620-99-748	Prog Mgmt Fee Inc - S8 Admin 10%	1,350.80	957.88	392.92	41.02	17,563.50	11,495.00	6,068.50	52.79	11,495.00
3620-99-749	Prog Mgmt Fee Inc - Salem HA	11,962.74	13,770.00	-1,807.26	-13.12	141,580.65	165,240.00	-23,659.35	-14.32	165,240.00
3620-99-765	Maintenance Fee For Service Income	0.00	8,900.00	-8,900.00	-100.00	95,462.42	106,800.00	-11,337.58	-10.62	106,800.00
3620-99-770	Caring Licensing Fee	1,999.11	1,791.63	207.48	11.58	25,415.39	21,500.00	3,915.39	18.21	21,500.00
3620-99-772	Caring Adult Day Care	80.00	0.00	80.00	N/A	1,525.00	0.00	1,525.00	N/A	0.00
3650-00-000	Miscellaneous Other Income	443.81	1,436.52	-992.71	-69.11	24,070.09	17,240.00	6,830.09	39.62	17,240.00
3650-00-002	Misc Other Income-Buck St Office Rental	179.63	5,060.00	-4,880.37	-96.45	64,137.38	60,720.00	3,417.38	5.63	60,720.00
3650-00-004	Misc Other Income-Office Space Rental	1,647.50	3,040.00	-1,392.50	-45.81	39,297.16	36,480.00	2,817.16	7.72	36,480.00
3650-00-006	Non-Dwelling Rental	0.00	0.00	0.00	N/A	3,284.66	0.00	3,284.66	N/A	0.00
3650-00-302	Misc Income-Antenna Rental	0.00	3,050.00	-3,050.00	-100.00	38,372.53	36,600.00	1,772.53	4.84	36,600.00
3650-00-305	Misc Income-Shar Lane Hall Rental	3,989.83	0.00	3,989.83	N/A	10,149.83	0.00	10,149.83	N/A	0.00
3660-00-000	Operating Transfers IN	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	185,519.30	105,245.90	80,273.40	76.27	1,294,375.25	1,262,953.00	31,422.25	2.49	1,262,953.00
3999-00-000	TOTAL INCOME	729,169.18	368,390.62	360,778.56	97.93	4,955,504.16	4,420,687.00	534,817.16	12.10	4,420,687.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	53,250.50	74,116.27	-20,865.77	28.15	777,322.25	889,397.00	-112,074.75	12.60	889,397.00
4110-00-001	Administrative Overtime	0.00	41.63	-41.63	100.00	341.55	500.00	-158.45	31.69	500.00
4110-00-003	Compensated Absences	0.00	458.04	-458.04	100.00	0.00	5,500.00	5,500.00	100.00	5,500.00
4110-00-004	Employee Benefit-Health/Dental/Eye	6,531.80	11,258.26	-4,726.46	41.98	92,122.07	135,100.00	-42,977.93	31.81	135,100.00
4110-99-000	Total Administrative Salaries	59,782.30	85,874.20	-26,091.90	30.38	869,785.87	1,030,497.00	-160,711.13	15.60	1,030,497.00
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	264.00	191.74	-72.26	-37.69	4,020.00	2,300.00	-1,720.00	-74.78	2,300.00
4130-00-003	Tenant Screening	0.00	100.00	-100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4130-00-004	General Legal Expense	5,961.00	3,375.00	-2,586.00	-76.62	65,775.21	40,500.00	-25,275.21	-62.41	40,500.00
4131-00-000	Total Legal Expense	6,225.00	3,666.74	-2,558.26	-69.77	69,795.21	44,000.00	-25,795.21	-58.63	44,000.00

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4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	1,016.63	1,016.63	100.00	1,328.97	12,200.00	10,871.03	89.11	12,200.00
4140-00-001	Staff Training - Travel Expenses	0.00	450.00	450.00	100.00	6,425.06	5,400.00	-1,025.06	-18.98	5,400.00
4150-00-000	Staff Travel	509.76	1,700.00	1,190.24	70.01	14,189.82	20,400.00	6,210.18	30.44	20,400.00
4170-00-000	Accounting Fees	0.00	1,374.89	1,374.89	100.00	12,123.00	16,500.00	4,377.00	26.53	16,500.00
4171-00-000	Auditing Fees	0.00	1,975.00	1,975.00	100.00	19,617.81	23,700.00	4,082.19	17.22	23,700.00
4174-00-000	Licenses/Fees/Permits	0.00	1,125.00	1,125.00	100.00	6,734.00	13,500.00	6,766.00	50.12	13,500.00
4180-00-000	Office Rent	0.00	1,800.00	1,800.00	100.00	19,800.00	21,600.00	1,800.00	8.33	21,600.00
4184-00-000	Professional Fees/Services	170.00	825.00	655.00	79.39	56,384.68	9,900.00	-46,484.68	-469.54	9,900.00
4189-00-000	Total Other Admin Expenses	679.76	10,266.52	9,586.76	93.38	136,603.34	123,200.00	-13,403.34	-10.88	123,200.00
4190-00-000	Miscellaneous Admin Expenses									
4190-00-001	Temporary Labor-Administrative	3,234.00	0.00	-3,234.00	N/A	35,967.48	0.00	-35,967.48	N/A	0.00
4190-00-002	Publications/Subscriptions	0.00	77.50	77.50	100.00	9,401.35	930.00	-8,471.35	-910.90	930.00
4190-00-004	Membership Dues and Fees	-736.00	107.50	843.50	784.65	3,077.64	1,290.00	-1,787.64	-138.58	1,290.00
4190-00-006	Telephone	462.32	1,533.37	1,071.05	69.85	22,878.51	18,400.00	-4,478.51	-24.34	18,400.00
4190-00-008	Office Supplies	108.69	1,466.63	1,357.94	92.59	22,975.25	17,600.00	-5,375.25	-30.54	17,600.00
4190-00-010	Copier and Supplies	1,908.73	1,100.00	-808.73	-73.52	13,938.11	13,200.00	-738.11	-5.59	13,200.00
4190-00-012	Cell Phones/Pagers	1,350.34	1,800.00	449.66	24.98	22,096.68	21,600.00	-496.68	-2.30	21,600.00
4190-00-014	Payroll Services	514.30	535.00	20.70	3.87	7,173.03	6,420.00	-753.03	-11.73	6,420.00
4190-00-016	Postage/Express	288.29	1,150.00	861.71	74.93	11,368.50	13,800.00	2,431.50	17.62	13,800.00
4190-00-018	Legal Ads	353.46	445.00	91.54	20.57	3,618.86	5,340.00	1,721.14	32.23	5,340.00
4190-00-022	Internet	1,800.73	1,400.00	-400.73	-28.62	19,451.60	16,800.00	-2,651.60	-15.78	16,800.00
4190-00-024	Answering Service/Voicemail	1,117.56	370.22	-747.34	-201.86	5,848.61	4,440.00	-1,408.61	-31.73	4,440.00
4190-00-026	Other Misc Admin Expenses	0.00	100.00	100.00	100.00	85.00	1,200.00	1,115.00	92.92	1,200.00
4190-00-028	Employee Services	757.55	200.00	-557.55	-278.77	2,622.00	2,400.00	-222.00	-9.25	2,400.00
4190-00-029	Employee Services - Health	0.00	50.00	50.00	100.00	215.00	600.00	385.00	64.17	600.00
4190-00-031	Commissioner Training	0.00	250.00	250.00	100.00	0.00	3,000.00	3,000.00	100.00	3,000.00
4190-00-032	Commissioner Travel	0.00	1,100.00	1,100.00	100.00	0.00	13,200.00	13,200.00	100.00	13,200.00
4190-00-034	Sponsorships	0.00	0.00	0.00	N/A	48.14	0.00	-48.14	N/A	0.00
4190-00-036	Marketing/Promotions/Advertising	0.00	383.26	383.26	100.00	405.00	4,600.00	4,195.00	91.20	4,600.00
4190-00-038	Bank/Credit Card Fees	434.11	85.00	-349.11	-410.72	3,577.30	1,020.00	-2,557.30	-250.72	1,020.00
4190-00-040	Meetings / Seminars	0.00	100.00	100.00	100.00	455.10	1,200.00	744.90	62.08	1,200.00
4190-00-050	Cable TV	106.09	130.00	23.91	18.39	1,019.51	1,560.00	540.49	34.65	1,560.00
4190-00-111	Computer Hardware	125.00	250.00	125.00	50.00	6,103.45	3,000.00	-3,103.45	-103.45	3,000.00
4190-00-112	Computer Software	1,237.50	100.00	-1,137.50	-1,137.50	5,468.53	1,200.00	-4,268.53	-355.71	1,200.00
4190-00-113	Computer Supplies	0.00	50.00	50.00	100.00	396.11	600.00	203.89	33.98	600.00
4190-00-114	Computer/IT Support Expense	6,262.00	3,733.48	-2,528.52	-67.73	80,919.95	44,800.00	-36,119.95	-80.62	44,800.00
4190-00-115	Computer System Support	0.00	2,360.00	2,360.00	100.00	24,245.38	28,320.00	4,074.62	14.39	28,320.00
4190-00-400	Caring, Inc. misc	0.00	0.00	0.00	N/A	1,150.14	0.00	-1,150.14	N/A	0.00
4190-00-600	HCPM - Mgmt Fee Expense	0.00	2,003.37	2,003.37	100.00	16,032.25	24,040.00	8,007.75	33.31	24,040.00
4190-99-710	Property Mgmt Fee Expense	31,764.15	32,216.63	452.48	1.40	378,868.11	386,600.00	7,731.89	2.00	386,600.00
4190-99-720	Asset Mgmt Fee Expense	4,910.00	4,923.37	13.37	0.27	51,100.00	59,080.00	7,980.00	13.51	59,080.00
4190-99-730	Bookkeeping Fee Expense	3,487.50	3,583.37	95.87	2.68	42,450.00	43,000.00	550.00	1.28	43,000.00
4190-99-740	Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	300.00	-98.98	-32.99	4,469.23	3,600.00	-869.23	-24.15	3,600.00
4190-99-741	Prog Mgmt Fee Exp - JCP Office Space Rental 10%	139.25	96.00	-43.25	-45.05	1,709.75	1,152.00	-557.75	-48.42	1,152.00
4190-99-742	Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	24.00	-1.50	-6.25	306.00	288.00	-18.00	-6.25	288.00
4190-99-743	Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	500.00	-6.00	-1.20	6,289.50	6,000.00	-289.50	-4.82	6,000.00
4190-99-750	HCPM-Janitorial - Contract Fee For Service Expense	15,372.00	6,300.00	-9,072.00	-144.00	118,863.00	75,600.00	-43,263.00	-57.23	75,600.00
4191-00-000	Total Miscellaneous Admin Expenses	127,705.04	68,823.70	-58,881.34	-85.55	976,371.06	825,880.00	-150,491.06	-18.22	825,880.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	194,392.10	168,631.16	-25,760.94	-15.28	2,052,555.48	2,023,577.00	-28,978.48	-1.43	2,023,577.00
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Council	0.00	0.00	0.00	N/A	209.69	0.00	-209.69	N/A	0.00
4220-00-003	Tenant Svcs - Tenant Participation	105.61	0.00	-105.61	N/A	423.61	0.00	-423.61	N/A	0.00
4220-00-004	Compensated Absences-Maintenance	2,871.83	1,750.00	-1,121.83	-64.10	21,461.96	21,000.00	-461.96	-2.20	21,000.00
4220-00-008	Tenant Svcs - Food/Snacks	0.00	16.63	16.63	100.00	0.00	200.00	200.00	100.00	200.00
4220-00-028	Tenant Svcs - Moving Expenses	763.14	116.41	-646.73	-555.56	4,979.57	1,400.00	-3,579.57	-255.68	1,400.00
4230-00-001	Tenant Services - Security Credit	0.00	0.00	0.00	N/A	150.87	0.00	-150.87	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,740.58	1,883.04	-1,857.54	-98.65	27,225.70	22,600.00	-4,625.70	-20.47	22,600.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water & Sewer	16,000.00	27,208.26	11,208.26	41.19	332,684.88	326,500.00	-6,184.88	-1.89	326,500.00
4320-00-000	Electricity	25,349.98	27,916.63	2,566.65	9.19	363,217.35	335,000.00	-28,217.35	-8.42	335,000.00
4320-00-001	Electricity-Vacant Units	0.00	0.00	0.00	N/A	1,803.12	0.00	-1,803.12	N/A	0.00
4330-00-000	Gas	3,148.57	18,741.74	15,593.17	83.20	182,762.79	224,900.00	42,137.21	18.74	224,900.00
4330-00-001	Gas-Vacant Units	0.00	0.00	0.00	N/A	230.04	0.00	-230.04	N/A	0.00

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4600-41-840	Professional Fees/Services	0.00	0.00	0.00	N/A	236.00	0.00	-236.00	N/A	0.00
4699-00-000	TOTAL PROGRAM EXPENSES	0.00	0.00	0.00	N/A	236.00	0.00	-236.00	N/A	0.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public Housing	179.00	0.00	-179.00	N/A	1,331.00	0.00	-1,331.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	179.00	0.00	-179.00	N/A	1,331.00	0.00	-1,331.00	N/A	0.00
4800-00-000	FINANCING EXPENSE									
4854-05-003	Interest Expense - Ford Van	178.72	0.00	-178.72	N/A	1,154.80	0.00	-1,154.80	N/A	0.00
4855-00-000	Interest Expense - Energy Performance Contract	993.55	2,016.63	1,023.08	50.73	17,974.70	24,200.00	6,225.30	25.72	24,200.00
4857-00-000	Interest Expense-CFP Leveraging	72,403.58	0.00	-72,403.58	N/A	72,403.58	0.00	-72,403.58	N/A	0.00
4858-00-000	Trustee Fees-CFP Leveraging	3,410.49	0.00	-3,410.49	N/A	3,410.49	0.00	-3,410.49	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	76,986.34	2,016.63	-74,969.71	-3,717.57	94,943.57	24,200.00	-70,743.57	-292.33	24,200.00
5000-00-000	NON-OPERATING ITEMS									
5210-00-000	Operating Transfers OUT	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
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
8000-00-000	TOTAL EXPENSES	526,092.50	357,396.91	-168,695.59	-47.20	4,632,780.23	4,288,777.00	-344,003.23	-8.02	4,288,777.00
9000-00-000	NET INCOME	203,076.68	10,993.71	192,082.97	1,747.21	322,723.93	131,910.00	190,813.93	144.65	131,910.00

CASH

Cash - General Fund	181,834.46
Cash - Central Office	55,945.65
Cash - Payroll	33,419.74
Cash - Rental	36,109.71
Cash - Sun Bank	22,009.08
Cash - Century Savings Bank	619,507.89
Interprogram-Due From Section 8	(23,734.31)
Interprogram-Due From HCFC	-
Interprogram-Due From HCPM	-
Total Cash Available	925,092.22

RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	4,343.69
Cash - HRA Health Care Exp	52,873.99
Cash - Senior Services	-
Cash Restricted-Security Deposits	9,979.12
Total Restricted Cash	67,196.80

Cash Flow = CVC + FER + HBC + 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

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