

MHA Combined - COCC, CVC, FER, HBC, JCP, MVP, RVE, RVW, SCT, ALP, SSBG, PEER Budget Comparison

Period = Dec 2010

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
Rental Income									
Tenant Rent	123,411.34	122,294.33	1,117.01	0.91	379,854.59	366,882.99	12,971.60	3.54	1,467,532.00
Total Rental Income	123,411.34	122,294.33	1,117.01	0.91	379,854.59	366,882.99	12,971.60	3.54	1,467,532.00
Other Tenant Income									
Laundry and Vending	0.00	270.82	-270.82	-100.00	0.00	1,212.46	-1,212.46	-100.00	3,650.00
Damages	0.00	0.00	0.00	N/A	-170.00	100.00	-270.00	-270.00	100.00
Late Charges	0.00	0.00	0.00	N/A	-1,135.00	25.00	-1,160.00	-4,640.00	25.00
NSF Charges	25.00	0.00	25.00	N/A	36.00	150.00	-114.00	-76.00	150.00
Tenant Owned Utilities	81.00	1,895.83	-1,814.83	-95.73	-2,708.96	5,737.49	-8,446.45	-147.22	22,800.00
Misc.Tenant Income	70.00	0.00	70.00	N/A	-730.40	300.00	-1,030.40	-343.47	300.00
Assisted Living-Medicaid Waiver	80,325.00	50,583.33	29,741.67	58.80	240,222.24	151,749.99	88,472.25	58.30	607,000.00
Total Other Tenant Income	80,501.00	52,749.98	27,751.02	52.61	235,513.88	159,274.94	76,238.94	47.87	634,025.00
NET TENANT INCOME	203,912.34	175,044.31	28,868.03	16.49	615,368.47	526,157.93	89,210.54	16.96	2,101,557.00
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	161,788.00	144,453.01	17,334.99	12.00	485,360.00	433,359.03	52,000.97	12.00	1,733,436.00
Other Grants	7,798.66	7,272.33	526.33	7.24	23,393.00	21,816.99	1,576.01	7.22	87,268.00
TOTAL GRANT INCOME	169,586.66	151,725.34	17,861.32	11.77	508,753.00	455,176.02	53,576.98	11.77	1,820,704.00
OTHER INCOME									
Interest Income	399.09	560.66	-161.57	-28.82	1,144.24	1,781.98	-637.74	-35.79	6,828.00
Investment Income	4.87	0.00	4.87	N/A	14.43	0.00	14.43	N/A	0.00
Property Mgmt Fee Income	31,128.10	31,525.50	-397.40	-1.26	90,735.10	94,576.50	-3,841.40	-4.06	378,306.00
Asset Mgmt Fee Income	5,010.00	5,050.00	-40.00	-0.79	15,050.00	15,150.00	-100.00	-0.66	60,600.00
Bookkeeping Fee Income	4,604.80	4,860.00	-255.20	-5.25	13,815.10	14,580.00	-764.90	-5.25	58,320.00
Program Mgmt Fee Income	19,860.01	17,850.83	2,009.18	11.26	56,219.70	53,552.49	2,667.21	4.98	214,210.00
Contract - Fee For Service Income	21,010.58	24,299.98	-3,289.40	-13.54	59,561.23	72,899.94	-13,338.71	-18.30	291,600.00
Lease Enforcement Fee For Service Income	3,813.60	5,000.00	-1,186.40	-23.73	12,700.65	15,000.00	-2,299.35	-15.33	60,000.00
Miscellaneous Other Income	1,377.26	2,206.50	-829.24	-37.58	4,485.07	6,794.50	-2,309.43	-33.99	26,653.00
Misc Other Income-Buck St Office Rental	5,000.00	5,000.00	0.00	0.00	15,000.00	15,000.00	0.00	0.00	60,000.00
Misc Income-Senior Center	11,764.00	0.00	11,764.00	N/A	5,199.00	0.00	5,199.00	N/A	0.00
Misc Income-Antenna Rental	4,879.73	5,083.33	-203.60	-4.01	14,789.19	15,249.99	-460.80	-3.02	61,000.00
TOTAL OTHER INCOME	108,852.04	101,436.80	7,415.24	7.31	288,713.71	304,585.40	-15,871.69	-5.21	1,217,517.00
TOTAL INCOME	482,351.04	428,206.45	54,144.59	12.64	1,412,835.18	1,285,919.35	126,915.83	9.87	5,139,778.00

EXPENSES

ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	48,919.13	57,546.17	8,627.04	14.99	130,816.22	172,638.51	41,822.29	24.23	690,554.00
Compensated Absences	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	7,100.00
Employee Benefit-Health/Dental/Eye	12,338.04	13,523.42	1,185.38	8.77	36,009.73	40,570.26	4,560.53	11.24	162,281.00
Total Administrative Salaries	61,257.17	71,069.59	9,812.42	13.81	166,825.95	213,208.77	46,382.82	21.75	859,935.00
Legal Expense									
Criminal/Criminal Background Checks	360.00	458.34	98.34	21.46	923.00	1,665.02	742.02	44.57	5,790.00
General Legal Expense	7,192.50	4,333.33	-2,859.17	-65.98	15,803.62	13,249.99	-2,553.63	-19.27	52,250.00
Total Legal Expense	7,552.50	4,791.67	-2,760.83	-57.62	16,726.62	14,915.01	-1,811.61	-12.15	58,040.00
Other Admin Expenses									
Staff Training	165.00	1,987.50	1,822.50	91.70	165.00	5,962.50	5,797.50	97.23	23,850.00
Staff Travel	255.90	362.50	106.60	29.41	445.77	1,487.50	1,041.73	70.03	4,750.00
Auditing Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	20,650.00
Licenses/Fees/Permits	4,305.00	641.68	-3,663.32	-570.90	4,944.00	1,925.04	-3,018.96	-156.83	7,700.00
Professional Fees/Services	0.00	1,074.99	1,074.99	100.00	3,740.00	3,224.97	-515.03	-15.97	12,900.00
Total Other Admin Expenses	4,725.90	4,066.67	-659.23	-16.21	9,294.77	12,600.01	3,305.24	26.23	69,850.00
Miscellaneous Admin Expenses									
Publications/Subscriptions	65.25	50.00	-15.25	-30.50	65.25	150.00	84.75	56.50	600.00
Membership Dues and Fees	59.00	392.33	333.33	84.96	418.00	1,176.99	758.99	64.49	4,708.00
Telephone	3,575.35	2,918.77	-656.58	-22.50	9,041.77	8,756.31	-285.46	-3.26	35,025.00
Office Supplies	333.81	1,862.49	1,528.68	82.08	3,102.72	5,587.47	2,484.75	44.47	22,350.00
Copier and Supplies	1,532.11	1,299.99	-232.12	-17.86	3,076.80	3,899.97	823.17	21.11	15,600.00
Cell Phones/Pagers	1,813.72	1,383.34	-430.38	-31.11	4,971.81	4,150.02	-821.79	-19.80	16,600.00
Payroll Services	636.89	606.66	-30.23	-4.98	1,629.16	1,819.98	190.82	10.48	7,280.00
Postage/Express	664.30	445.83	-218.47	-49.00	1,899.91	1,337.49	-562.42	-42.05	5,350.00
Legal Ads	84.94	195.83	110.89	56.63	129.10	587.49	458.39	78.03	2,350.00
Printer Supplies	0.00	37.50	37.50	100.00	0.00	612.50	612.50	100.00	950.00
Internet	586.35	728.32	141.97	19.49	1,659.08	2,184.96	525.88	24.07	8,740.00
Answering Service/Voicemail	275.68	439.15	163.47	37.22	498.28	1,392.45	894.17	64.22	5,345.00
Other Misc Admin Expenses	80.00	116.66	36.66	31.42	80.00	449.98	369.98	82.22	1,500.00
Employee Services	362.30	208.33	-153.97	-73.91	362.30	1,124.99	762.69	67.80	3,000.00
Commissioner Training	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,000.00
Commissioner Travel	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,000.00
Sponsorships	100.00	0.00	-100.00	N/A	100.00	500.00	400.00	80.00	500.00
Marketing/Promotions/Advertising	1,340.04	375.00	-965.04	-257.34	2,290.87	1,615.00	-675.87	-41.85	4,990.00
Bank/Credit Card Fees	3.42	0.00	-3.42	N/A	43.12	850.00	806.88	94.93	850.00
Meetings / Seminars	0.00	83.33	83.33	100.00	850.00	349.99	-500.01	-142.86	1,100.00
Cable TV	101.52	99.17	-2.35	-2.37	202.86	297.51	94.65	31.81	1,190.00
Computer Hardware	0.00	437.51	437.51	100.00	1,387.99	1,312.53	-75.46	-5.75	5,250.00
Computer Software	0.00	166.67	166.67	100.00	0.00	650.01	650.01	100.00	2,150.00
Computer Supplies	0.00	41.67	41.67	100.00	179.99	125.01	-54.98	-43.98	500.00
Computer Support	1,805.00	1,291.66	-513.34	-39.74	3,330.00	3,974.98	644.98	16.23	15,600.00
Computer System Support	2,408.77	1,825.66	-583.11	-31.94	7,226.31	5,476.98	-1,749.33	-31.94	21,908.00
Property Mgmt Fee Expense	31,128.10	31,600.16	472.06	1.49	90,735.10	94,800.48	4,065.38	4.29	379,202.00
Asset Mgmt Fee Expense	5,010.00	5,050.00	40.00	0.79	15,050.00	15,150.00	100.00	0.66	60,600.00
Bookkeeping Fee Expense	3,532.50	3,578.68	46.18	1.29	10,282.50	10,736.04	453.54	4.22	42,944.00
Program Mgmt Fee Expense	8,032.50	5,000.00	-3,032.50	-60.65	16,115.90	15,000.00	-1,115.90	-7.44	60,000.00
Contract - Fee For Service Expense	3,099.00	0.00	-3,099.00	N/A	7,021.00	0.00	-7,021.00	N/A	0.00

Total Miscellaneous Admin Expenses	66,630.55	60,234.71	-6,395.84	-10.62	181,749.82	184,069.13	2,319.31	1.26	732,182.00
TOTAL ADMINISTRATIVE EXPENSES	140,166.12	140,162.64	-3.48	0.00	374,597.16	424,792.92	50,195.76	11.82	1,720,007.00

TENANT SERVICES

Tenant Services Salaries	46,358.70	36,858.00	-9,500.70	-25.78	134,386.20	110,574.00	-23,812.20	-21.54	442,296.00
Tenant Services Overtime	4,499.16	1,000.00	-3,499.16	-349.92	13,287.21	3,000.00	-10,287.21	-342.91	12,000.00
Compensated Absences-Tenant Svcs.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,000.00
Employee Benefit-Health/Dental/Eye	9,965.34	6,725.84	-3,239.50	-48.16	24,568.01	20,177.52	-4,390.49	-21.76	80,710.00
PH Svc Coord Salaries	0.00	3,342.01	3,342.01	100.00	0.00	10,026.03	10,026.03	100.00	40,104.00
PH Svc Coord Employer Tax Expense	0.00	583.17	583.17	100.00	0.00	1,749.51	1,749.51	100.00	6,998.00
Resident Council	0.00	0.00	0.00	N/A	-1,815.28	0.00	1,815.28	N/A	0.00
Tenant Svcs - Tenant Participation	0.00	0.00	0.00	N/A	0.00	120.00	120.00	100.00	120.00
Tenant Svcs - HCFC Activities-	1,333.34	1,699.00	365.66	21.52	4,829.18	5,097.00	267.82	5.25	20,388.00
Tenant Svcs - Meals Service	50.00	125.00	75.00	60.00	437.60	425.00	-12.60	-2.96	1,550.00
Tenant Svcs - Food/Snacks	894.73	430.84	-463.89	-107.67	1,809.84	1,292.52	-517.32	-40.02	5,170.00
Tenant Svcs - Medical Supplies	714.85	267.50	-447.35	-167.23	1,093.34	802.50	-290.84	-36.24	3,210.00
Tenant Svcs - Personal Care Supplies	16.00	3.33	-12.67	-380.48	27.50	259.99	232.49	89.42	290.00
Tenant Svcs - Linen Supplies	0.00	1.67	1.67	100.00	0.00	5.01	5.01	100.00	20.00
Tenant Svcs - Recreation/Education	322.84	175.00	-147.84	-84.48	1,697.11	725.00	-972.11	-134.08	2,300.00
Tenant Svcs - Monitoring Service	925.92	583.33	-342.59	-58.73	2,777.76	1,749.99	-1,027.77	-58.73	7,000.00
Tenant Svcs - Moving Expenses	0.00	316.67	316.67	100.00	1,733.32	950.01	-783.31	-82.45	3,800.00

TOTAL TENANT SERVICES EXPENSES	65,080.88	52,111.36	-12,969.52	-24.89	184,831.79	156,954.08	-27,877.71	-17.76	628,956.00
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Water & Sewer	25,051.05	25,916.66	865.61	3.34	75,348.13	77,749.98	2,401.85	3.09	311,000.00
Electricity	25,823.68	32,102.18	6,278.50	19.56	62,664.85	96,306.54	33,641.69	34.93	385,226.00
Electricity-Vacant Units	427.76	379.17	-48.59	-12.81	1,842.73	1,137.51	-705.22	-62.00	4,550.00
Gas	17,208.20	17,825.00	616.80	3.46	31,376.59	53,475.00	22,098.41	41.32	213,900.00
Fuel Oil	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	50.00

TOTAL UTILITY EXPENSES	68,510.69	76,223.01	7,712.32	10.12	171,232.30	228,719.03	57,486.73	25.13	914,726.00
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General Maint Expense

Maintenance Fee For Service Expense	21,010.58	10,503.66	-10,506.92	-100.03	59,561.23	31,510.98	-28,050.25	-89.02	126,044.00
Maintenance Salaries	25,784.93	32,178.25	6,393.32	19.87	74,202.29	96,534.75	22,332.46	23.13	386,139.00
Maintenance Labor Overtime	2,107.39	1,541.66	-565.73	-36.70	6,149.95	4,624.98	-1,524.97	-32.97	18,500.00
Compensated Absences-Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	9,800.00
Employee Benefit-Health/Dental/Eye	5,451.47	9,719.17	4,267.70	43.91	19,223.05	29,157.51	9,934.46	34.07	116,630.00
Temporary Labor-Maintenance	562.40	62.50	-499.90	-799.84	7,607.60	187.50	-7,420.10	-3,957.39	750.00
Maint-On Call Service	0.00	0.00	0.00	N/A	579.84	0.00	-579.84	N/A	0.00
Maintenance Uniforms	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	7,200.00
Maintenance Travel/Training	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	900.00
Vehicle Gas, Oil, Repairs, Supplies	20.00	1,156.24	1,136.24	98.27	945.89	3,468.72	2,522.83	72.73	13,875.00
Vehicle Title/Registration	75.00	0.00	-75.00	N/A	75.00	1,070.00	995.00	92.99	1,070.00

Total General Maint Expense	55,011.77	55,203.15	191.38	0.35	168,344.85	166,679.45	-1,665.40	-1.00	680,908.00
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Materials

Materials-Electrical	6.74	574.99	568.25	98.83	694.02	2,174.97	1,480.95	68.09	7,350.00
Materials-Plumbing	757.76	1,791.67	1,033.91	57.71	1,403.17	5,475.01	4,071.84	74.37	21,600.00
Materials-Heating	810.00	1,541.67	731.67	47.46	3,443.85	4,725.01	1,281.16	27.11	18,600.00
Materials-Flooring	0.00	1,125.01	1,125.01	100.00	2,010.83	3,575.03	1,564.20	43.75	13,700.00
Materials-Paint	747.19	775.00	27.81	3.59	1,365.03	2,425.00	1,059.97	43.71	9,400.00
Materials-Janitorial/Cleaning	237.83	1,258.34	1,020.51	81.10	968.72	4,275.02	3,306.30	77.34	15,600.00

Materials-Lumber	2,264.82	458.34	-1,806.48	-394.14	2,713.33	2,325.02	-388.31	-16.70	6,450.00
Materials-Maint Paper/Supplies	0.00	0.00	0.00	N/A	0.00	670.00	670.00	100.00	670.00
Materials-Grounds	0.00	1,549.98	1,549.98	100.00	857.33	5,149.94	4,292.61	83.35	19,100.00
Materials-Miscellaneous	849.49	541.66	-307.83	-56.83	1,230.67	2,324.98	1,094.31	47.07	7,200.00
Materials-Equipment Repairs	1,932.02	550.00	-1,382.02	-251.28	2,917.02	2,100.00	-817.02	-38.91	7,050.00
Materials-Appliance Parts	2,254.80	566.67	-1,688.13	-297.90	2,348.75	2,100.01	-248.74	-11.84	7,200.00
Materials-Safety Equipment	118.82	1,516.67	1,397.85	92.17	1,503.54	4,550.01	3,046.47	66.96	18,200.00
Materials-Hardware	998.81	483.34	-515.47	-106.65	1,748.04	1,750.02	1.98	0.11	6,100.00
Materials-Glass/Screens	206.46	325.01	118.55	36.48	294.99	2,025.03	1,730.04	85.43	4,950.00
Materials-Doors / Keys	1,657.84	508.33	-1,149.51	-226.13	3,158.33	2,324.99	-833.34	-35.84	6,900.00
Materials-Drywall/Plaster	0.00	75.00	75.00	100.00	0.00	1,275.00	1,275.00	100.00	1,950.00
Materials-Extermination/Pest Control	59.37	539.58	480.21	89.00	329.74	2,243.74	1,914.00	85.30	7,100.00
Materials-Tools	31.16	116.67	85.51	73.29	182.03	1,600.01	1,417.98	88.62	2,650.00
Materials-Cabinets	83.91	83.33	-0.58	-0.70	83.91	599.99	516.08	86.01	1,350.00
Total Materials	13,017.02	14,381.26	1,364.24	9.49	27,253.30	53,688.78	26,435.48	49.24	183,120.00
Contract Costs									
Contract-Elevator Monitoring	2,392.49	2,381.33	-11.16	-0.47	8,480.02	7,143.99	-1,336.03	-18.70	28,576.00
Contract-Trash Removal	4,405.32	4,266.65	-138.67	-3.25	14,329.59	12,799.95	-1,529.64	-11.95	51,200.00
Contract-Extermination/Pest Control	4,145.00	2,533.33	-1,611.67	-63.62	9,155.85	7,599.99	-1,555.86	-20.47	30,400.00
Contract-Grounds	0.00	1,774.98	1,774.98	100.00	14,247.99	5,324.94	-8,923.05	-167.57	21,300.00
Contract-Unit Cleaning/Prep	0.00	416.67	416.67	100.00	3,975.00	1,250.01	-2,724.99	-218.00	5,000.00
Contract-Fire Alarm	2,516.75	516.67	-2,000.08	-387.11	3,372.55	1,550.01	-1,822.54	-117.58	6,200.00
Contract-Boilers	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
Contract-Floor Covering	0.00	0.00	0.00	N/A	882.00	0.00	-882.00	N/A	0.00
Contract-HVAC	973.69	1,000.00	26.31	2.63	2,716.59	3,250.00	533.41	16.41	12,250.00
Contract-Janitorial/Cleaning	0.00	900.00	900.00	100.00	1,227.35	3,050.00	1,822.65	59.76	11,150.00
Contract-Alarm System Monitoring	0.00	116.67	116.67	100.00	186.85	650.01	463.16	71.25	1,700.00
Contract-Auto Lease	0.00	1,816.66	1,816.66	100.00	0.00	5,449.98	5,449.98	100.00	21,800.00
Contract-Carpet Cleaning	120.00	41.67	-78.33	-187.98	330.00	125.01	-204.99	-163.98	500.00
Contract-Electrical	0.00	41.67	41.67	100.00	314.60	125.01	-189.59	-151.66	500.00
Contract-Plumbing	10,164.62	808.33	-9,356.29	-1,157.48	9,925.12	2,424.99	-7,500.13	-309.29	9,700.00
Contract-Roofing	0.00	166.67	166.67	100.00	150.00	500.01	350.01	70.00	2,000.00
Contract-Painting	0.00	541.67	541.67	100.00	1,650.00	1,625.01	-24.99	-1.54	6,500.00
Contract-Energy Audit	6,931.45	7,652.60	721.15	9.42	20,794.35	22,957.80	2,163.45	9.42	91,831.00
Contract-Human Resources	1,269.34	0.00	-1,269.34	N/A	2,517.70	0.00	-2,517.70	N/A	0.00
Contract Costs-Other	0.00	166.66	166.66	100.00	790.40	749.98	-40.42	-5.39	2,250.00
Total Contract Costs	32,918.66	25,183.90	-7,734.76	-30.71	95,045.96	76,701.70	-18,344.26	-23.92	303,357.00
TOTAL MAINTENACE EXPENSES	100,947.45	94,768.31	-6,179.14	-6.52	290,644.11	297,069.93	6,425.82	2.16	1,167,385.00

GENERAL EXPENSES

Insurance	15,284.96	17,172.50	1,887.54	10.99	46,075.72	51,517.50	5,441.78	10.56	206,070.00
PILOT-Payments in Lieu of Taxes	5,609.69	5,083.66	-526.03	-10.35	17,680.56	15,250.98	-2,429.58	-15.93	61,004.00
Property Tax Expense	0.00	4,000.00	4,000.00	100.00	12,079.99	12,000.00	-79.99	-0.67	48,000.00
Employee Benefits-Health/Dental/Optical	323.46	3,473.34	3,149.88	90.69	8,568.96	10,420.02	1,851.06	17.76	41,680.00
Employee Benefits-Pension	9,892.03	0.00	-9,892.03	N/A	29,676.09	0.00	-29,676.09	N/A	0.00
Employer Tax Expense	10,446.31	10,541.67	95.36	0.90	27,401.23	31,625.01	4,223.78	13.36	126,500.00
Bad Debt-Other	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	1,500.00
Security/Lease Enforcement Fee For Service	2,240.00	3,740.33	1,500.33	40.11	672.00	11,220.99	10,548.99	94.01	44,884.00

Security/Lease Enforcement Overtime	0.00	5,220.83	5,220.83	100.00	0.00	15,662.49	15,662.49	100.00	62,650.00
Lease Enforcement Fee For Service Expense	3,813.60	83.33	-3,730.27	-4,476.50	12,700.65	249.99	-12,450.66	-4,980.46	1,000.00
TOTAL GENERAL EXPENSES	47,610.05	49,440.66	1,830.61	3.70	154,855.20	148,321.98	-6,533.22	-4.40	593,288.00
HOUSING ASSISTANCE PAYMENTS									
URP-PH-Tenant Utility Reimbursement-Public H	346.00	0.00	-346.00	N/A	1,038.00	0.00	-1,038.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	346.00	0.00	-346.00	N/A	1,038.00	0.00	-1,038.00	N/A	0.00
FINANCING EXPENSE									
Interest Expense-Ford	198.42	0.00	-198.42	N/A	608.97	0.00	-608.97	N/A	0.00
TOTAL FINANCING EXPENSES	198.42	0.00	-198.42	N/A	608.97	0.00	-608.97	N/A	0.00
TOTAL EXPENSES	422,859.61	412,705.98	-10,153.63	-2.46	1,177,807.53	1,255,857.94	78,050.41	6.21	5,024,362.00
NET INCOME	59,491.43	15,500.47	43,990.96	283.80	235,027.65	30,061.41	204,966.24	681.83	115,416.00