

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

Budget Comparison

Period = Jun 2011

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
Rental Income									
Tenant Rent	123,530.39	125,190.00	-1,659.61	-1.33	1,129,654.37	1,128,111.77	1,542.60	0.14	1,504,221.77
Less: Vacancies	0.00	-5,999.75	5,999.75	100.00	0.00	-24,001.08	24,001.08	100.00	-42,027.33
Less: Delinquencies	0.00	-259.75	259.75	100.00	0.00	-1,039.00	1,039.00	100.00	-1,818.25
Total Rental Income	123,530.39	118,930.50	4,599.89	3.87	1,129,654.37	1,103,071.69	26,582.68	2.41	1,460,376.19
Other Tenant Income									
Laundry and Vending	0.00	137.49	-137.49	-100.00	5,579.41	3,125.06	2,454.35	78.54	3,937.65
Damages	50.91	0.00	50.91	N/A	1,929.80	1,795.00	134.80	7.51	1,795.00
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	50.00	83.59	-33.59	-40.18	186.00	409.36	-223.36	-54.56	660.10
Tenant Owned Utilities	7,536.00	30.00	7,506.00	25,020.00	8,576.34	368.00	8,208.34	2,230.53	458.00
Misc.Tenant Income	240.00	0.00	240.00	N/A	636.21	-238.00	874.21	367.32	-238.00
Assisted Living-Medicaid Waiver	79,417.74	50,583.33	28,834.41	57.00	724,719.01	455,249.97	269,469.04	59.19	607,000.00
Total Other Tenant Income	87,294.65	50,834.41	36,460.24	71.72	740,491.77	460,734.39	279,757.38	60.72	613,637.75
NET TENANT INCOME	210,825.04	169,764.91	41,060.13	24.19	1,870,146.14	1,563,806.08	306,340.06	19.59	2,074,013.94
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	131,118.00	142,452.00	-11,334.00	-7.96	1,272,058.00	1,294,688.50	-22,630.50	-1.75	1,722,044.50
Other Grants	7,403.50	7,403.50	0.00	0.00	67,964.83	67,813.50	151.33	0.22	90,024.00
TOTAL GRANT INCOME	138,521.50	149,855.50	-11,334.00	-7.56	1,340,022.83	1,362,502.00	-22,479.17	-1.65	1,812,068.50
OTHER INCOME									
Interest Income	291.22	381.08	-89.86	-23.58	3,251.23	3,461.02	-209.79	-6.06	4,604.30
Investment Income	1.71	4.50	-2.79	-62.00	34.02	41.19	-7.17	-17.41	54.69
Property Mgmt Fee Income	32,121.55	31,724.00	397.55	1.25	280,285.36	280,923.68	-638.32	-0.23	376,095.68
Asset Mgmt Fee Income	4,980.00	4,980.00	0.00	0.00	44,940.00	44,900.00	40.00	0.09	59,840.00
Bookkeeping Fee Income	4,805.00	4,867.00	-62.00	-1.27	42,297.50	41,632.80	664.70	1.60	56,233.80
Program Mgmt Fee Income	18,179.55	7,100.00	11,079.55	156.05	122,616.42	96,500.80	26,115.62	27.06	117,800.80
Contract - Fee For Service Income	15,806.84	17,250.00	-1,443.16	-8.37	181,140.95	177,693.49	3,447.46	1.94	229,443.49
Lease Enforcement Fee For Service Income	4,137.08	4,300.00	-162.92	-3.79	39,539.09	38,807.90	731.19	1.88	51,207.90
Miscellaneous Other Income	932.76	2,331.50	-1,398.74	-59.99	167,299.39	249,989.55	-82,690.16	-33.08	257,084.05
Misc Other Income-Buck St Office Rental	5,050.00	5,050.00	0.00	0.00	45,300.00	45,300.00	0.00	0.00	60,450.00
Misc Income-Senior Center	0.00	0.00	0.00	N/A	8,032.00	7,332.00	700.00	9.55	7,332.00
Misc Income-Antenna Rental	750.00	4,900.00	-4,150.00	-84.69	40,537.84	40,170.00	367.84	0.92	54,870.00
TOTAL OTHER INCOME	87,055.71	82,888.08	4,167.63	5.03	975,273.80	1,026,752.43	-51,478.63	-5.01	1,275,016.71
TOTAL INCOME	436,402.25	402,508.49	33,893.76	8.42	4,185,442.77	3,953,060.51	232,382.26	5.88	5,161,099.15
EXPENSES									
ADMINISTRATIVE									

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Administrative Salaries									
Administrative Salaries	40,472.04	36,350.00	-4,122.04	-11.34	447,772.32	423,108.87	-24,663.45	-5.83	544,758.87
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	18,551.32	9,467.25	-9,084.07	-95.95	116,938.84	105,555.61	-11,383.23	-10.78	133,957.36
Total Administrative Salaries	59,023.36	45,817.25	-13,206.11	-28.82	564,711.16	528,664.48	-36,046.68	-6.82	685,816.23
Legal Expense									
Criminal/Criminal Background Checks	194.54	458.34	263.80	57.56	3,671.00	3,458.21	-212.79	-6.15	4,877.15
General Legal Expense	4,007.50	3,508.33	-499.17	-14.23	42,214.62	39,439.44	-2,775.18	-7.04	49,964.47
Total Legal Expense	4,202.04	3,966.67	-235.37	-5.93	45,885.62	42,897.65	-2,987.97	-6.97	54,841.62
Other Admin Expenses									
Staff Training	913.48	720.83	-192.65	-26.73	21,680.85	15,233.64	-6,447.21	-42.32	18,346.17
Staff Travel	201.71	212.51	10.80	5.08	4,230.81	1,963.69	-2,267.12	-115.45	2,751.16
Auditing Fees	21,702.00	0.00	-21,702.00	N/A	21,702.00	20,650.00	-1,052.00	-5.09	20,650.00
Licenses/Fees/Permits	810.00	233.34	-576.66	-247.13	5,346.06	6,189.01	842.95	13.62	7,388.95
Professional Fees/Services	0.00	474.99	474.99	100.00	13,358.14	4,126.92	-9,231.22	-223.68	5,652.01
Total Other Admin Expenses	23,627.19	1,641.67	-21,985.52	-1,339.22	66,317.86	48,163.26	-18,154.60	-37.69	54,788.29
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.00	0.00	0.00	N/A	1,365.25	1,162.12	-203.13	-17.48	1,162.12
Membership Dues and Fees	59.00	459.00	400.00	87.15	2,581.25	3,072.25	491.00	15.98	3,749.25
Telephone	3,776.25	2,940.01	-836.24	-28.44	27,608.17	25,753.16	-1,855.01	-7.20	34,573.07
Office Supplies	271.76	1,288.74	1,016.98	78.91	7,329.04	8,355.05	1,026.01	12.28	12,221.39
Copier and Supplies	2,583.15	1,121.67	-1,461.48	-130.29	11,558.04	9,074.26	-2,483.78	-27.37	12,439.23
Cell Phones/Pagers	1,474.67	1,687.33	212.66	12.60	13,550.99	15,283.28	1,732.29	11.33	20,345.31
Payroll Services	554.00	617.49	63.49	10.28	6,079.54	5,723.08	-356.46	-6.23	7,575.67
Postage/Express	585.12	633.33	48.21	7.61	5,204.18	5,175.85	-28.33	-0.55	7,100.88
Legal Ads	541.62	120.83	-420.79	-348.25	935.02	657.40	-277.62	-42.23	919.93
Printer Supplies	0.00	37.50	37.50	100.00	226.27	350.00	123.73	35.35	462.50
Internet	605.58	792.49	186.91	23.59	6,288.26	6,552.42	264.16	4.03	8,930.01
Answering Service/Voicemail	454.74	375.41	-79.33	-21.13	2,868.96	2,225.00	-643.96	-28.94	3,151.31
Other Misc Admin Expenses	0.00	88.33	88.33	100.00	234.00	372.32	138.32	37.15	577.35
Employee Services	0.00	66.67	66.67	100.00	761.37	1,231.21	469.84	38.16	1,781.18
Commissioner Meetings	0.00	0.00	0.00	N/A	167.64	167.64	0.00	0.00	167.64
Commissioner Training	0.00	500.00	500.00	100.00	3,700.00	5,700.00	2,000.00	35.09	5,700.00
Commissioner Travel	0.00	0.00	0.00	N/A	3,119.75	1,189.94	-1,929.81	-162.18	1,189.94
Sponsorships	100.00	0.00	-100.00	N/A	300.00	200.00	-100.00	-50.00	200.00
Marketing/Promotions/Advertising	0.00	358.33	358.33	100.00	3,384.66	5,631.36	2,246.70	39.90	6,706.39
Bank/Credit Card Fees	0.00	58.33	58.33	100.00	43.12	276.32	233.20	84.39	601.35
Meetings / Seminars	0.00	100.00	100.00	100.00	3,237.71	2,309.71	-928.00	-40.18	2,559.71
Cable TV	81.07	98.50	17.43	17.70	729.94	826.50	96.56	11.68	1,122.00
Computer Hardware	50.00	83.34	33.34	40.00	3,432.92	3,115.66	-317.26	-10.18	5,657.60
Computer Software	0.00	0.00	0.00	N/A	50.00	150.00	100.00	66.67	1,025.00
Computer Supplies	0.00	0.00	0.00	N/A	404.94	405.00	0.06	0.01	605.00
Computer Support	1,667.36	1,379.66	-287.70	-20.85	14,578.93	13,771.23	-807.70	-5.87	19,118.29
Computer System Support	2,230.85	2,309.67	78.82	3.41	21,110.87	20,867.59	-243.28	-1.17	27,796.56
Property Mgmt Fee Expense	32,121.55	31,723.00	-398.55	-1.26	280,285.36	279,602.77	-682.59	-0.24	374,771.77

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Materials-Electrical	354.86	574.99	220.13	38.28	3,179.98	3,864.18	684.20	17.71	5,589.27
Materials-Plumbing	2,252.92	1,771.67	-481.25	-27.16	7,417.70	11,283.83	3,866.13	34.26	16,598.80
Materials-Heating	367.36	983.34	615.98	62.64	13,789.79	12,968.69	-821.10	-6.33	15,918.63
Materials-Flooring	210.82	666.68	455.86	68.38	3,806.68	4,098.07	291.39	7.11	6,597.95
Materials-Paint	1,551.20	525.00	-1,026.20	-195.47	6,798.55	4,637.10	-2,161.45	-46.61	6,562.10
Materials-Janitorial/Cleaning	61.88	991.67	929.79	93.76	4,337.33	7,357.81	3,020.48	41.05	10,232.78
Materials-Lumber	172.00	166.67	-5.33	-3.20	4,644.76	3,678.44	-966.32	-26.27	6,178.41
Materials-Maint Paper/Supplies	38.97	0.00	-38.97	N/A	145.66	147.00	1.34	0.91	237.00
Materials-Grounds	555.90	1,283.32	727.42	56.68	4,633.23	8,031.30	3,398.07	42.31	12,881.42
Materials-Miscellaneous	252.18	483.33	231.15	47.82	2,958.90	4,215.11	1,256.21	29.80	5,865.14
Materials-Equipment Repairs	298.50	466.67	168.17	36.04	3,478.24	5,251.32	1,773.08	33.76	7,551.29
Materials-Appliance Parts	120.11	375.00	254.89	67.97	921.78	2,401.80	1,480.02	61.62	4,326.80
Materials-Safety Equipment	955.58	848.34	-107.24	-12.64	11,502.72	9,988.15	-1,514.57	-15.16	12,808.09
Materials-Hardware	132.94	341.67	208.73	61.09	3,689.71	4,384.02	694.31	15.84	5,708.99
Materials-Glass/Screens	30.65	328.34	297.69	90.67	2,934.18	3,275.16	340.98	10.41	4,510.10
Materials-Doors / Keys	587.76	425.00	-162.76	-38.30	8,401.34	5,229.22	-3,172.12	-60.66	7,004.22
Materials-Drywall/Plaster	0.00	75.00	75.00	100.00	0.00	400.00	400.00	100.00	625.00
Materials-Extermination/Pest Control	0.00	189.58	189.58	100.00	601.34	1,465.87	864.53	58.98	2,034.65
Materials-Tools	0.00	116.67	116.67	100.00	561.12	737.84	176.72	23.95	1,787.81
Materials-Cabinets	0.00	83.33	83.33	100.00	1,412.01	1,606.90	194.89	12.13	1,856.93
Total Materials	7,943.63	10,696.27	2,752.64	25.73	85,215.02	95,021.81	9,806.79	10.32	134,875.38
Contract Costs									
Contract-Elevator Monitoring	2,512.11	2,543.00	30.89	1.21	24,305.53	23,686.00	-619.53	-2.62	31,315.00
Contract-Trash Removal	4,778.32	4,709.66	-68.66	-1.46	42,473.18	42,647.54	174.36	0.41	56,776.60
Contract-Extermination/Pest Control	3,000.00	4,090.00	1,090.00	26.65	31,160.85	32,996.00	1,835.15	5.56	45,266.00
Contract-Grounds	1,800.00	2,174.99	374.99	17.24	18,037.99	20,859.83	2,821.84	13.53	28,884.92
Contract-Unit Cleaning/Prep	0.00	0.00	0.00	N/A	4,475.00	4,475.00	0.00	0.00	4,475.00
Contract-Fire Alarm	0.00	466.67	466.67	100.00	10,537.95	9,774.00	-763.95	-7.82	11,173.97
Contract-Boilers	0.00	700.00	700.00	100.00	985.48	3,785.00	2,799.52	73.96	5,885.00
Contract-Floor Covering	1,502.00	0.00	-1,502.00	N/A	8,343.34	882.00	-7,461.34	-845.96	882.00
Contract-HVAC	240.00	700.00	460.00	65.71	23,921.25	15,584.78	-8,336.47	-53.49	19,184.78
Contract-Janitorial/Cleaning	0.00	216.67	216.67	100.00	1,227.35	2,027.38	800.03	39.46	2,577.35
Contract-Alarm System Monitoring	0.00	116.67	116.67	100.00	4,180.64	1,011.68	-3,168.96	-313.24	1,361.65
Contract-Auto Lease	0.00	660.00	660.00	100.00	0.00	2,640.00	2,640.00	100.00	4,620.00
Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	330.00	330.00	0.00	0.00	330.00
Contract-Electrical	0.00	0.00	0.00	N/A	679.35	315.37	-363.98	-115.41	1,315.37
Contract-Plumbing	0.00	1,060.00	1,060.00	100.00	20,546.45	29,757.93	9,211.48	30.95	36,437.93
Contract-Roofing	0.00	0.00	0.00	N/A	10,379.01	150.00	-10,229.01	-6,819.34	650.00
Contract-Painting	0.00	41.67	41.67	100.00	2,250.00	975.03	-1,274.97	-130.76	1,600.00
Contract-Energy Audit	6,931.45	6,933.50	2.05	0.03	62,383.05	62,404.70	21.65	0.03	83,205.20
Contract-Human Resources	1,032.36	465.00	-567.36	-122.01	8,610.61	4,610.18	-4,000.43	-86.77	6,330.18
Contract Costs-Other	0.00	0.00	0.00	N/A	3,105.40	1,888.20	-1,217.20	-64.46	1,888.20
Total Contract Costs	21,796.24	24,877.83	3,081.59	12.39	277,932.43	260,800.62	-17,131.81	-6.57	344,159.15
TOTAL MAINTENACE EXPENSES	71,609.89	86,797.53	15,187.64	17.50	852,586.48	861,182.61	8,596.13	1.00	1,157,406.71

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GENERAL EXPENSES									
Insurance	16,093.75	17,300.50	1,206.75	6.98	144,592.98	153,378.99	8,786.01	5.73	205,280.49
PILOT-Payments in Lieu of Taxes	5,609.71	5,482.00	-127.71	-2.33	50,595.09	50,311.71	-283.38	-0.56	66,757.71
Employee Benefits-Health/Dental/Optical	-962.05	3,393.67	4,355.72	128.35	-263.66	29,678.23	29,941.89	100.89	39,859.20
Employee Benefits-Pension	12,938.23	5,431.00	-7,507.23	-138.23	97,332.32	49,406.18	-47,926.14	-97.00	65,699.18
Employer Tax Expense	9,483.40	9,760.00	276.60	2.83	99,015.86	88,277.47	-10,738.39	-12.16	118,957.47
Security/Lease Enforcement Fee For Service	525.67	1,747.33	1,221.66	69.92	6,360.86	11,763.11	5,402.25	45.93	16,230.14
Security/Lease Enforcement Overtime	0.00	1,374.99	1,374.99	100.00	120.00	28,879.61	28,759.61	99.58	33,004.70
Lease Enforcement Fee For Service Expense	4,103.03	0.00	-4,103.03	N/A	39,106.47	272.00	-38,834.47	-14,277.38	272.00
TOTAL GENERAL EXPENSES	47,791.74	44,489.49	-3,302.25	-7.42	436,859.92	411,967.30	-24,892.62	-6.04	546,060.89
HOUSING ASSISTANCE PAYMENTS									
Housing Assistance Payments	0.00	0.00	0.00	N/A	0.00	47.00	47.00	100.00	47.00
URP-Tenant Utility Reimbursement Payments	0.00	0.00	0.00	N/A	0.00	1,552.00	1,552.00	100.00	1,552.00
FSS Escrow Payments	50.00	0.00	-50.00	N/A	2,830.00	2,072.00	-758.00	-36.58	2,072.00
URP-PH-Tenant Utility Reimbursement-Public H	306.00	0.00	-306.00	N/A	2,585.00	0.00	-2,585.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	356.00	0.00	-356.00	N/A	5,415.00	3,671.00	-1,744.00	-47.51	3,671.00
FINANCING EXPENSE									
Interest Expense-Ford	170.10	0.00	-170.10	N/A	2,085.87	803.00	-1,282.87	-159.76	803.00
TOTAL FINANCING EXPENSES	170.10	0.00	-170.10	N/A	2,085.87	803.00	-1,282.87	-159.76	803.00
NON-OPERATING ITEMS									
Depreciation Exp -Buildings	0.00	0.00	0.00	N/A	1,352.77	0.00	-1,352.77	N/A	0.00
Gain/Loss on Sale of Fixed Assets	0.00	0.00	0.00	N/A	-49,427.78	0.00	49,427.78	N/A	0.00
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	-48,075.01	0.00	48,075.01	N/A	0.00
TOTAL EXPENSES	427,874.70	361,614.09	-66,260.61	-18.32	3,827,028.41	3,595,058.20	-231,970.21	-6.45	4,745,741.35
NET INCOME	8,527.55	40,894.40	-32,366.85	-79.15	358,414.36	358,002.31	412.05	0.12	415,357.80