

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

Period = Oct 2011

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
Rental Income									
Tenant Rent	127,851.00	122,259.76	5,591.24	4.57	127,851.00	122,259.76	5,591.24	4.57	1,467,117.00
Total Rental Income	127,851.00	122,259.76	5,591.24	4.57	127,851.00	122,259.76	5,591.24	4.57	1,467,117.00
Other Tenant Income									
Laundry and Vending	-3,433.16	500.00	-3,933.16	-786.63	-3,433.16	500.00	-3,933.16	-786.63	6,000.00
Damages	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
NSF Charges	25.00	6.25	18.75	300.00	25.00	6.25	18.75	300.00	75.00
Tenant Owned Utilities	60.00	601.67	-541.67	-90.03	60.00	601.67	-541.67	-90.03	7,220.00
Misc.Tenant Income	-47.12	220.84	-267.96	-121.34	-47.12	220.84	-267.96	-121.34	2,650.00
Assisted Living-Medicaid Waiver	24,000.00	0.00	24,000.00	N/A	24,000.00	0.00	24,000.00	N/A	0.00
Total Other Tenant Income	20,604.72	1,353.76	19,250.96	1,422.04	20,604.72	1,353.76	19,250.96	1,422.04	16,245.00
NET TENANT INCOME	148,455.72	123,613.52	24,842.20	20.10	148,455.72	123,613.52	24,842.20	20.10	1,483,362.00
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	143,239.00	143,503.76	-264.76	-0.18	143,239.00	143,503.76	-264.76	-0.18	1,722,045.00
Other Grants	7,403.50	7,272.33	131.17	1.80	7,403.50	7,272.33	131.17	1.80	87,268.00
TOTAL GRANT INCOME	150,642.50	150,776.09	-133.59	-0.09	150,642.50	150,776.09	-133.59	-0.09	1,809,313.00
OTHER INCOME									
Interest Income	450.15	277.18	172.97	62.40	450.15	277.18	172.97	62.40	3,326.00
Investment Income	1.46	8.33	-6.87	-82.47	1.46	8.33	-6.87	-82.47	100.00
Property Mgmt Fee Income	32,355.32	31,724.17	631.15	1.99	32,355.32	31,724.17	631.15	1.99	380,690.00
Asset Mgmt Fee Income	4,980.00	4,960.00	20.00	0.40	4,980.00	4,960.00	20.00	0.40	59,520.00
Bookkeeping Fee Income	4,797.50	4,867.50	-70.00	-1.44	4,797.50	4,867.50	-70.00	-1.44	58,410.00
Program Mgmt Fee Income	7,922.50	11,675.00	-3,752.50	-32.14	7,922.50	11,675.00	-3,752.50	-32.14	140,100.00
Contract - Fee For Service Income	12,776.18	13,501.42	-725.24	-5.37	12,776.18	13,501.42	-725.24	-5.37	162,017.00
Lease Enforcement Fee For Service Income	3,900.74	3,592.25	308.49	8.59	3,900.74	3,592.25	308.49	8.59	43,107.00
Miscellaneous Other Income	222.43	2,823.83	-2,601.40	-92.12	222.43	2,823.83	-2,601.40	-92.12	33,886.00
Misc Other Income-Buck St Office Rental	5,050.00	5,037.50	12.50	0.25	5,050.00	5,037.50	12.50	0.25	60,450.00
Misc Other Income-Office Space Rental	3,396.25	0.00	3,396.25	N/A	3,396.25	0.00	3,396.25	N/A	0.00
Misc Income-Antenna Rental	0.00	4,572.50	-4,572.50	-100.00	0.00	4,572.50	-4,572.50	-100.00	54,870.00
TOTAL OTHER INCOME	75,852.53	83,039.68	-7,187.15	-8.66	75,852.53	83,039.68	-7,187.15	-8.66	996,476.00
TOTAL INCOME	374,950.75	357,429.29	17,521.46	4.90	374,950.75	357,429.29	17,521.46	4.90	4,289,151.00
EXPENSES									
ADMINISTRATIVE									
Administrative Salaries									
Administrative Salaries	29,679.47	49,705.92	20,026.45	40.29	29,679.47	49,705.92	20,026.45	40.29	596,471.00
Employee Benefit-Health/Dental/Eye	12,122.13	10,585.17	-1,536.96	-14.52	12,122.13	10,585.17	-1,536.96	-14.52	127,022.00
Total Administrative Salaries	41,801.60	60,291.09	18,489.49	30.67	41,801.60	60,291.09	18,489.49	30.67	723,493.00

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Legal Expense									
Criminal/Criminal Background Checks	47.00	233.33	186.33	79.86	47.00	233.33	186.33	79.86	2,800.00
General Legal Expense	426.50	2,554.17	2,127.67	83.30	426.50	2,554.17	2,127.67	83.30	30,650.00
Total Legal Expense	473.50	2,787.50	2,314.00	83.01	473.50	2,787.50	2,314.00	83.01	33,450.00
Other Admin Expenses									
Staff Training	24.49	1,316.67	1,292.18	98.14	24.49	1,316.67	1,292.18	98.14	15,800.00
Staff Travel	718.83	225.00	-493.83	-219.48	718.83	225.00	-493.83	-219.48	2,700.00
Auditing Fees	0.00	1,566.67	1,566.67	100.00	0.00	1,566.67	1,566.67	100.00	18,800.00
Licenses/Fees/Permits	25.00	429.17	404.17	94.17	25.00	429.17	404.17	94.17	5,150.00
Professional Fees/Services	0.00	421.67	421.67	100.00	0.00	421.67	421.67	100.00	5,060.00
Total Other Admin Expenses	768.32	3,959.18	3,190.86	80.59	768.32	3,959.18	3,190.86	80.59	47,510.00
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.00	81.51	81.51	100.00	0.00	81.51	81.51	100.00	978.00
Membership Dues and Fees	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
Telephone	292.90	2,142.09	1,849.19	86.33	292.90	2,142.09	1,849.19	86.33	25,705.00
Office Supplies	577.67	855.02	277.35	32.44	577.67	855.02	277.35	32.44	10,260.00
Copier and Supplies	1,102.84	765.01	-337.83	-44.16	1,102.84	765.01	-337.83	-44.16	9,180.00
Cell Phones/Pagers	162.99	1,169.17	1,006.18	86.06	162.99	1,169.17	1,006.18	86.06	14,030.00
Payroll Services	393.56	465.40	71.84	15.44	393.56	465.40	71.84	15.44	5,585.00
Postage/Express	40.00	466.66	426.66	91.43	40.00	466.66	426.66	91.43	5,600.00
Legal Ads	-60.00	55.00	115.00	209.09	-60.00	55.00	115.00	209.09	660.00
Internet	0.00	579.16	579.16	100.00	0.00	579.16	579.16	100.00	6,950.00
Answering Service/Voicemail	0.00	320.83	320.83	100.00	0.00	320.83	320.83	100.00	3,850.00
Other Misc Admin Expenses	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Employee Services	56.25	103.00	46.75	45.39	56.25	103.00	46.75	45.39	1,236.00
Commissioner Meetings	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
Commissioner Training	-450.00	333.33	783.33	235.00	-450.00	333.33	783.33	235.00	4,000.00
Commissioner Travel	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
Sponsorships	0.00	16.67	16.67	100.00	0.00	16.67	16.67	100.00	200.00
Marketing/Promotions/Advertising	700.00	172.91	-527.09	-304.83	700.00	172.91	-527.09	-304.83	2,075.00
Bank/Credit Card Fees	0.00	12.83	12.83	100.00	0.00	12.83	12.83	100.00	154.00
Meetings / Seminars	13.00	83.33	70.33	84.40	13.00	83.33	70.33	84.40	1,000.00
Cable TV	0.00	56.00	56.00	100.00	0.00	56.00	56.00	100.00	672.00
Computer Hardware	0.00	279.17	279.17	100.00	0.00	279.17	279.17	100.00	3,350.00
Computer Software	39.95	41.67	1.72	4.13	39.95	41.67	1.72	4.13	500.00
Computer Supplies	0.00	75.42	75.42	100.00	0.00	75.42	75.42	100.00	905.00
Computer Support	-1,881.90	1,241.66	3,123.56	251.56	-1,881.90	1,241.66	3,123.56	251.56	14,900.00
Computer System Support	2,234.00	1,808.33	-425.67	-23.54	2,234.00	1,808.33	-425.67	-23.54	21,700.00
Property Mgmt Fee Expense	32,055.32	31,724.00	-331.32	-1.04	32,055.32	31,724.00	-331.32	-1.04	380,688.00
Asset Mgmt Fee Expense	4,980.00	4,960.00	-20.00	-0.40	4,980.00	4,960.00	-20.00	-0.40	59,520.00
Bookkeeping Fee Expense	3,630.00	3,592.50	-37.50	-1.04	3,630.00	3,592.50	-37.50	-1.04	43,110.00
Program Mgmt Fee Expense	1,054.33	0.00	-1,054.33	N/A	1,054.33	0.00	-1,054.33	N/A	0.00
Contract - Fee For Service Expense	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Total Miscellaneous Admin Expenses	44,940.91	52,117.33	7,176.42	13.77	44,940.91	52,117.33	7,176.42	13.77	625,408.00
TOTAL ADMINISTRATIVE EXPENSES	87,984.33	119,155.10	31,170.77	26.16	87,984.33	119,155.10	31,170.77	26.16	1,429,861.00

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TENANT SERVICES									
Tenant Services Salaries	33,055.51	7,320.50	-25,735.01	-351.55	33,055.51	7,320.50	-25,735.01	-351.55	87,846.00
Tenant Services Overtime	632.77	0.00	-632.77	N/A	632.77	0.00	-632.77	N/A	0.00
Employee Benefit-Health/Dental/Eye	6,214.82	1,208.34	-5,006.48	-414.33	6,214.82	1,208.34	-5,006.48	-414.33	14,500.00
Tenant Svcs - HCFC Activities-	1,010.42	2,225.33	1,214.91	54.59	1,010.42	2,225.33	1,214.91	54.59	26,704.00
Tenant Svcs - Meals Service	50.50	0.00	-50.50	N/A	50.50	0.00	-50.50	N/A	0.00
Tenant Svcs - Food/Snacks	2.06	14.17	12.11	85.46	2.06	14.17	12.11	85.46	170.00
Tenant Svcs - Medical Supplies	-70.27	0.83	71.10	8,566.27	-70.27	0.83	71.10	8,566.27	10.00
Tenant Svcs - Personal Care Supplies	0.00	3.33	3.33	100.00	0.00	3.33	3.33	100.00	40.00
Tenant Svcs - Linen Supplies	20.00	1.67	-18.33	-1,097.60	20.00	1.67	-18.33	-1,097.60	20.00
Tenant Svcs - Recreation/Education	35.00	8.33	-26.67	-320.17	35.00	8.33	-26.67	-320.17	100.00
Tenant Svcs - Moving Expenses	0.00	175.00	175.00	100.00	0.00	175.00	175.00	100.00	2,100.00
TOTAL TENANT SERVICES EXPENSES	40,950.81	10,957.50	-29,993.31	-273.72	40,950.81	10,957.50	-29,993.31	-273.72	131,490.00
Water & Sewer	5,679.94	25,212.16	19,532.22	77.47	5,679.94	25,212.16	19,532.22	77.47	302,546.00
Electricity	5,292.54	30,675.00	25,382.46	82.75	5,292.54	30,675.00	25,382.46	82.75	368,100.00
Electricity-Vacant Units	0.00	379.16	379.16	100.00	0.00	379.16	379.16	100.00	4,550.00
Gas	4,886.57	19,441.66	14,555.09	74.87	4,886.57	19,441.66	14,555.09	74.87	233,300.00
Gas-Vacant Units	-674.68	0.00	674.68	N/A	-674.68	0.00	674.68	N/A	0.00
TOTAL UTILITY EXPENSES	15,184.37	75,707.98	60,523.61	79.94	15,184.37	75,707.98	60,523.61	79.94	908,496.00
General Maint Expense									
Maintenance Fee For Service Expense	12,776.18	13,253.36	477.18	3.60	12,776.18	13,253.36	477.18	3.60	159,040.00
Maintenance Salaries	15,303.38	21,709.76	6,406.38	29.51	15,303.38	21,709.76	6,406.38	29.51	260,517.00
Maintenance Labor Overtime	5,285.16	1,791.68	-3,493.48	-194.98	5,285.16	1,791.68	-3,493.48	-194.98	21,500.00
Compensated Absences-Maintenance	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
Employee Benefit-Health/Dental/Eye	4,404.44	6,472.09	2,067.65	31.95	4,404.44	6,472.09	2,067.65	31.95	77,665.00
Maint-On Call Service	0.00	48.33	48.33	100.00	0.00	48.33	48.33	100.00	580.00
Maintenance Uniforms	0.00	123.25	123.25	100.00	0.00	123.25	123.25	100.00	1,479.00
Maintenance Travel/Training	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
Vehicle Gas, Oil, Repairs, Supplies	-253.94	691.67	945.61	136.71	-253.94	691.67	945.61	136.71	8,300.00
Vehicle Title/Registration	0.00	33.16	33.16	100.00	0.00	33.16	33.16	100.00	398.00
Total General Maint Expense	37,515.22	44,273.30	6,758.08	15.26	37,515.22	44,273.30	6,758.08	15.26	531,279.00
Materials									
Materials-Electrical	639.70	337.51	-302.19	-89.54	639.70	337.51	-302.19	-89.54	4,050.00
Materials-Plumbing	3,614.58	825.00	-2,789.58	-338.13	3,614.58	825.00	-2,789.58	-338.13	9,900.00
Materials-Heating	0.00	1,083.35	1,083.35	100.00	0.00	1,083.35	1,083.35	100.00	13,000.00
Materials-Flooring	590.64	316.68	-273.96	-86.51	590.64	316.68	-273.96	-86.51	3,800.00
Materials-Paint	135.20	495.84	360.64	72.73	135.20	495.84	360.64	72.73	5,950.00
Materials-Janitorial/Cleaning	95.92	437.50	341.58	78.08	95.92	437.50	341.58	78.08	5,250.00
Materials-Lumber	288.70	217.51	-71.19	-32.73	288.70	217.51	-71.19	-32.73	2,610.00
Materials-Maint Paper/Supplies	0.00	9.17	9.17	100.00	0.00	9.17	9.17	100.00	110.00
Materials-Grounds	-80.28	504.16	584.44	115.92	-80.28	504.16	584.44	115.92	6,050.00
Materials-Miscellaneous	4,378.54	297.92	-4,080.62	-1,369.70	4,378.54	297.92	-4,080.62	-1,369.70	3,575.00
Materials-Equipment Repairs	53.30	395.84	342.54	86.54	53.30	395.84	342.54	86.54	4,750.00
Materials-Appliance Parts	266.06	137.50	-128.56	-93.50	266.06	137.50	-128.56	-93.50	1,650.00
Materials-Safety Equipment	-118.82	1,025.01	1,143.83	111.59	-118.82	1,025.01	1,143.83	111.59	12,300.00
Materials-Hardware	18.11	313.34	295.23	94.22	18.11	313.34	295.23	94.22	3,760.00

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Materials-Glass/Screens	1,054.19	204.16	-850.03	-416.35	1,054.19	204.16	-850.03	-416.35	2,450.00
Materials-Doors / Keys	1,003.22	425.00	-578.22	-136.05	1,003.22	425.00	-578.22	-136.05	5,100.00
Materials-Drywall/Plaster	0.00	16.67	16.67	100.00	0.00	16.67	16.67	100.00	200.00
Materials-Extermination/Pest Control	-4,400.00	127.51	4,527.51	3,550.71	-4,400.00	127.51	4,527.51	3,550.71	1,530.00
Materials-Tools	19.99	43.75	23.76	54.31	19.99	43.75	23.76	54.31	525.00
Materials-Cabinets	0.00	133.33	133.33	100.00	0.00	133.33	133.33	100.00	1,600.00
Total Materials	7,559.05	7,346.75	-212.30	-2.89	7,559.05	7,346.75	-212.30	-2.89	88,160.00
Contract Costs									
Contract-Elevator Monitoring	2,512.11	2,533.34	21.23	0.84	2,512.11	2,533.34	21.23	0.84	30,400.00
Contract-Trash Removal	0.00	4,544.99	4,544.99	100.00	0.00	4,544.99	4,544.99	100.00	54,540.00
Contract-Extermination/Pest Control	4,400.00	3,244.17	-1,155.83	-35.63	4,400.00	3,244.17	-1,155.83	-35.63	38,930.00
Contract-Grounds	0.00	1,850.01	1,850.01	100.00	0.00	1,850.01	1,850.01	100.00	22,200.00
Contract-Unit Cleaning/Prep	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
Contract-Fire Alarm	0.10	3,338.34	3,338.24	100.00	0.10	3,338.34	3,338.24	100.00	40,060.00
Contract-Boilers	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
Contract-Floor Covering	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Contract-HVAC	3,597.06	1,633.35	-1,963.71	-120.23	3,597.06	1,633.35	-1,963.71	-120.23	19,600.00
Contract-Janitorial/Cleaning	0.00	275.00	275.00	100.00	0.00	275.00	275.00	100.00	3,300.00
Contract-Alarm System Monitoring	110.00	298.35	188.35	63.13	110.00	298.35	188.35	63.13	3,580.00
Contract-Carpet Cleaning	0.00	58.34	58.34	100.00	0.00	58.34	58.34	100.00	700.00
Contract-Electrical	0.00	116.66	116.66	100.00	0.00	116.66	116.66	100.00	1,400.00
Contract-Plumbing	-1,398.61	2,083.34	3,481.95	167.13	-1,398.61	2,083.34	3,481.95	167.13	25,000.00
Contract-Roofing	0.00	393.75	393.75	100.00	0.00	393.75	393.75	100.00	4,725.00
Contract-Energy Audit	0.00	6,941.67	6,941.67	100.00	0.00	6,941.67	6,941.67	100.00	83,300.00
Contract-Human Resources	0.00	509.15	509.15	100.00	0.00	509.15	509.15	100.00	6,110.00
Contract Costs-Other	0.00	33.33	33.33	100.00	0.00	33.33	33.33	100.00	400.00
Total Contract Costs	9,220.66	28,503.79	19,283.13	67.65	9,220.66	28,503.79	19,283.13	67.65	342,045.00
TOTAL MAINTENACE EXPENSES	54,294.93	80,123.84	25,828.91	32.24	54,294.93	80,123.84	25,828.91	32.24	961,484.00
GENERAL EXPENSES									
Insurance	14,332.95	6,535.83	-7,797.12	-119.30	14,332.95	6,535.83	-7,797.12	-119.30	78,430.00
PILOT-Payments in Lieu of Taxes	5,609.68	5,683.33	73.65	1.30	5,609.68	5,683.33	73.65	1.30	68,200.00
Employee Benefits-Health/Dental/Optical	473.92	9,736.08	9,262.16	95.13	473.92	9,736.08	9,262.16	95.13	116,833.00
Employee Benefits-Pension	12,938.23	6,650.01	-6,288.22	-94.56	12,938.23	6,650.01	-6,288.22	-94.56	79,800.00
Employer Tax Expense	5,261.17	6,866.67	1,605.50	23.38	5,261.17	6,866.67	1,605.50	23.38	82,400.00
Security/Lease Enforcement Fee For Service	-147.46	408.33	555.79	136.11	-147.46	408.33	555.79	136.11	4,900.00
Lease Enforcement Fee For Service Expense	3,830.63	2,686.06	-1,144.57	-42.61	3,830.63	2,686.06	-1,144.57	-42.61	32,233.00
TOTAL GENERAL EXPENSES	42,299.12	38,566.31	-3,732.81	-9.68	42,299.12	38,566.31	-3,732.81	-9.68	462,796.00
HOUSING ASSISTANCE PAYMENTS									
Housing Assistance Payments	0.00	191.00	191.00	100.00	0.00	191.00	191.00	100.00	2,292.00
URP-PH-Tenant Utility Reimbursement-Public Hc	-82.00	0.00	82.00	N/A	-82.00	0.00	82.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	-82.00	191.00	273.00	142.93	-82.00	191.00	273.00	142.93	2,292.00
FINANCING EXPENSE									
Interest Expense-Ford	150.42	0.00	-150.42	N/A	150.42	0.00	-150.42	N/A	0.00

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

Period = Oct 2011

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL FINANCING EXPENSES	150.42	0.00	-150.42	N/A	150.42	0.00	-150.42	N/A	0.00
TOTAL EXPENSES	240,781.98	324,701.73	83,919.75	25.85	240,781.98	324,701.73	83,919.75	25.85	3,896,419.00
NET INCOME	134,168.77	32,727.56	101,441.21	309.96	134,168.77	32,727.56	101,441.21	309.96	392,732.00