

Ann Arbor Housing Commission (.aahc)
CONSOLIDATED BUDGET TO ACTUAL REPORT

July-August 2014

10/27/2014 9:46 AM

	COCC As of: 08/2014	COCC Budget As of: 08/2014	DEVELOPMENT As of: 08/2014	DEVELOPMENT Budget As of: 08/2014	WEST As of: 08/2014	WEST Budget As of: 08/2014	EAST As of: 08/2014	EAST Budget As of: 08/2014	SECTION 8 As of: 08/2014	SECTION 8 Budget As of: 08/2014	S8NC As of: 08/2014	S8NC Budget As of: 08/2014	GARDEN As of: 08/2014	GARDEN Budget As of: 08/2014	TOTAL As of: 08/2014	TOTAL Budget As of: 08/2014
TENANT INCOME																
Rental Income																
Tenant Rent	0.00	0	0.00	0	\$48,570.00	\$41,432	\$74,078.00	\$51,214	0.00	0	0.00	0	\$262.00	\$166	\$122,910.00	\$92,813
Dwelling Rent-Negative	0.00	0	0.00	0	(\$2,116.00)	(\$1,610)	(\$1,302.00)	(\$1,075)	0.00	0	0.00	0	0.00	0	(\$3,418.00)	(\$2,685)
Bad Debt	0.00	0	0.00	0	0.00	\$50	\$363.80	(\$762)	0.00	0	0.00	0	0.00	0	\$363.80	(\$712)
Total Rental Income	0.00	0	0.00	0	\$46,454.00	\$39,872	\$73,139.80	\$49,376	0.00	0	0.00	0	\$262.00	\$166	\$119,855.80	\$89,415
Other Tenant Income																
Laundry and Vending	0.00	0	0.00	0	\$462.01	0	\$185.50	0	0.00	0	0.00	0	0.00	0	\$647.51	0
Damages	0.00	0	0.00	0	0.00	\$125	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$125
Late Charges	0.00	0	0.00	0	\$620.00	\$420	\$840.00	\$271	0.00	0	0.00	0	0.00	0	\$1,460.00	\$691
Legal Fees - Tenant	0.00	0	0.00	0	0.00	0	0.00	\$219	0.00	0	0.00	0	0.00	0	0.00	\$219
NSF Charges	0.00	0	0.00	0	0.00	\$3	0.00	\$5	0.00	0	0.00	0	0.00	0	0.00	\$8
Tenant Owed Utilities	0.00	0	0.00	0	\$1,050.64	\$751	\$33.71	\$1	0.00	0	0.00	0	0.00	0	\$1,084.35	\$752
Misc. Tenant Income	0.00	0	0.00	0	(\$30.00)	\$32	\$30.00	\$209	0.00	0	0.00	0	0.00	0	0.00	\$241
Total Other Tenant Income	0.00	0	0.00	0	\$2,102.65	\$1,331	\$1,089.21	\$705	0.00	0	0.00	0	0.00	0	\$3,191.86	\$2,037
NET TENANT INCOME	0.00	0	0.00	0	\$48,556.65	\$41,203	\$74,229.01	\$50,082	0.00	0	0.00	0	\$262.00	\$166	\$123,047.66	\$91,453
GRANT INCOME																
HUD PHA Operating Grants/Subsidy	0.00	0	0.00	0	\$93,544.00	\$16,626	\$84,158.00	\$46,300	0.00	0	0.00	0	0.00	0	\$177,702.00	\$62,926
Family Self-Sufficiency Grant	\$5,020.36	\$17,250	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$5,020.36	\$17,250
RAD PBV Rent	0.00	0	0.00	0	0.00	\$18,190	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$18,190
Section 8 HAP Earned	0.00	0	0.00	0	0.00	0	0.00	0	\$1,518,965.00	\$1,711,364	0.00	0	0.00	0	\$1,518,965.00	\$1,711,364
Section 8 Admin. Fee Income	0.00	0	0.00	0	0.00	0	0.00	0	\$171,654.00	\$185,768	0.00	0	0.00	0	\$171,654.00	\$185,768
Section 8 FSS Grant Income	0.00	0	0.00	0	0.00	0	0.00	0	\$5,660.00	0	0.00	0	0.00	0	\$5,660.00	0
Section 8 VASH Program Income	0.00	0	0.00	0	0.00	0	0.00	0	\$16,230.00	\$24,666	0.00	0	0.00	0	\$16,230.00	\$24,666
Other Government Grants	\$500,000.00	\$13,333	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$500,000.00	\$13,333
City CD Grant Revenue	0.00	\$10,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$10,000
City General Fund Revenue	\$19,477.38	\$733	0.00	0	0.00	\$5,179	0.00	0	\$11,958.04	\$28,920	0.00	0	0.00	0	\$31,435.42	\$34,833
City Energy Grant	0.00	0	\$20,775.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$20,775.00	0
Community Challenge Grant	0.00	0	\$72,872.60	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$72,872.60	0
TOTAL GRANT INCOME	\$524,497.74	\$41,316	\$93,647.60	0	\$93,544.00	\$39,996	\$84,158.00	\$46,300	\$1,724,467.04	\$1,950,719	0.00	0	0.00	0	\$2,520,314.38	\$2,078,332
OTHER INCOME																
Investment Income - Unrestricted	\$5,915.83	\$1,616	0.00	0	\$3.40	\$47	\$7.45	\$17	\$3.75	\$16	\$4.05	0	\$10.99	\$33	\$5,945.47	\$1,730
Management Fee Income	\$60,136.00	\$62,718	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$60,136.00	\$62,718
Fraud Recovery-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	\$402.00	\$666	0.00	0	0.00	0	\$402.00	\$666
Fraud Recovery-HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$402.00	\$666	0.00	0	0.00	0	\$402.00	\$666
Miscellaneous Other Income	\$935.09	\$125	0.00	\$6,666	0.00	\$158	0.00	0	0.00	0	0.00	0	0.00	0	\$935.09	\$6,949
Other Income-Earned Discounts	\$33.51	\$41	0.00	0	\$1.71	0	0.00	0	0.00	0	0.00	0	0.00	0	\$35.22	\$41
Cranbrook Tower Revenue	0.00	\$4,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$4,000
TOTAL OTHER INCOME	\$67,020.43	\$68,501	0.00	\$6,666	\$5.11	\$205	\$7.45	\$17	\$807.75	\$1,349	\$4.05	0	\$10.99	\$33	\$67,855.78	\$76,773
TOTAL INCOME	\$591,518.17	\$109,818	\$93,647.60	\$6,666	\$142,105.76	\$81,405	\$158,394.46	\$96,399	\$1,725,274.79	\$1,952,069	\$4.05	0	\$272.99	\$200	\$2,711,217.82	\$2,246,559
EXPENSES																
ADMINISTRATIVE																
Administrative Salaries																
Administrative Salaries	\$13,596.09	\$7,266	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$13,596.09	\$7,266
Employee Benefit Contribution-Admin	\$6,538.10	\$3,882	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$6,538.10	\$3,882
Employee Benefit-Education	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$833	0.00	0	0.00	0	0.00	\$833
Temporary Help	0.00	\$666	0.00	0	\$7,849.60	0	\$7,849.60	0	\$6,178.27	\$3,333	0.00	0	0.00	0	\$21,877.47	\$4,000

CONSOLIDATED BUDGET TO ACTUAL REPORT

July-August 2014

10/27/2014 9:46 AM

	COCC As of: 08/2014	COCC Budget As of: 08/2014	DEVELOPMENT As of: 08/2014	DEVELOPMENT Budget As of: 08/2014	WEST As of: 08/2014	WEST Budget As of: 08/2014	EAST As of: 08/2014	EAST Budget As of: 08/2014	SECTION 8 As of: 08/2014	SECTION 8 Budget As of: 08/2014	S8NC As of: 08/2014	S8NC Budget As of: 08/2014	GARDEN As of: 08/2014	GARDEN Budget As of: 08/2014	TOTAL As of: 08/2014	TOTAL Budget As of: 08/2014
Inter dept Billings	(\$187.50)	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$187.50)	0
Inter dept Charges	0.00	(\$250)	0.00	0	0.00	(\$250)	0.00	0	0.00	0	0.00	0	\$366.22	\$500	\$366.22	0
Contract Employees-Admin	\$49,657.08	\$71,424	0.00	0	0.00	0	0.00	0	\$95,910.62	\$154,797	0.00	0	0.00	0	\$145,567.70	\$226,221
Contract Employees-Admin-OT	0.00	0	0.00	0	0.00	0	0.00	0	\$8,318.65	0	0.00	0	0.00	0	\$8,318.65	0
Contract Employees-FSS	\$11,411.02	\$13,068	0.00	0	0.00	0	0.00	0	\$5,802.12	0	0.00	0	0.00	0	\$17,213.14	\$13,068
Contract-Property Management	0.00	0	0.00	0	\$25,318.52	\$1,983	\$26,298.15	\$6,937	0.00	0	0.00	0	0.00	0	\$51,616.67	\$8,920
Contract Property Management-OT	0.00	0	0.00	0	\$1,719.72	0	\$883.08	0	0.00	0	0.00	0	0.00	0	\$2,602.80	0
Retiree Insurance Benefits	\$7,452.00	\$3,726	0.00	0	0.00	0	0.00	0	\$3,726.00	\$3,726	0.00	0	0.00	0	\$11,178.00	\$7,452
Total Administrative Salaries	\$88,466.79	\$99,782	0.00	0	\$34,887.84	\$1,733	\$35,030.83	\$6,937	\$119,935.66	\$162,689	0.00	0	\$366.22	\$500	\$278,687.34	\$271,642
Legal Expense																
Criminal Background Checks	0.00	0	0.00	0	\$37.50	0	\$37.50	\$15	\$248.50	\$166	0.00	0	0.00	0	\$323.50	\$181
Tenant Screening	0.00	0	0.00	0	0.00	\$3	0.00	\$42	0.00	\$16	0.00	0	0.00	0	0.00	\$62
General Legal Expense	0.00	\$500	\$1,940.40	0	\$283.50	\$200	\$2,101.00	\$680	\$4,116.40	\$500	0.00	0	0.00	0	\$8,441.30	\$1,880
Hearing Officer Expense	0.00	0	0.00	0	0.00	\$166	0.00	\$225	0.00	\$1,666	0.00	0	0.00	0	0.00	\$2,058
Total Legal Expense	0.00	\$500	\$1,940.40	0	\$321.00	\$370	\$2,138.50	\$963	\$4,364.90	\$2,349	0.00	0	0.00	0	\$8,764.80	\$4,183
Other Admin Expenses																
Staff Training	\$1,271.20	\$1,333	0.00	0	\$714.76	\$1,333	\$756.87	\$1,333	\$441.56	\$1,500	0.00	0	0.00	0	\$3,184.39	\$5,500
Travel	\$43.12	\$83	0.00	0	\$138.87	0	\$478.71	0	\$186.03	\$16	0.00	0	0.00	0	\$846.73	\$100
Port Out Admin Fee Paid	0.00	0	0.00	0	0.00	0	0.00	0	\$2,788.30	\$3,116	0.00	0	0.00	0	\$2,788.30	\$3,116
Management Fee	0.00	0	0.00	0	\$13,127.00	\$2,430	\$14,344.00	\$5,961	\$32,571.00	\$37,153	0.00	0	\$94.00	\$93	\$60,136.00	\$45,639
Mgt Fee-outside	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$766	0.00	0	0.00	0	0.00	\$766
Office Rent	0.00	0	0.00	0	0.00	0	0.00	0	\$278.00	\$50	0.00	0	0.00	0	\$278.00	\$50
Office Security Expense	0.00	0	0.00	0	0.00	0	\$136.47	0	0.00	0	0.00	0	0.00	0	\$136.47	0
Office Janitorial Expense	\$115.44	\$400	0.00	0	\$173.19	0	\$57.75	0	\$519.58	\$683	0.00	0	0.00	0	\$865.96	\$1,083
Consultants	0.00	\$333	\$48,833.34	\$6,666	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$48,833.34	\$7,000
Inspections	0.00	0	0.00	0	0.00	0	0.00	0	\$18,675.00	\$16,666	0.00	0	0.00	0	\$18,675.00	\$16,666
Total Other Admin Expenses	\$1,429.76	\$2,150	\$48,833.34	\$6,666	\$14,153.82	\$3,763	\$15,773.80	\$7,295	\$55,459.47	\$59,953	0.00	0	\$94.00	\$93	\$135,744.19	\$79,922
Miscellaneous Admin Expenses																
Membership and Fees	\$500.00	\$666	\$499.00	0	0.00	0	0.00	0	0.00	\$266	0.00	0	0.00	0	\$999.00	\$933
Publications	\$349.00	\$83	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$349.00	\$83
Advertising	0.00	\$33	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$33
Office Supplies	\$196.42	\$150	\$143.41	0	\$155.56	0	\$24.37	0	\$863.50	\$833	0.00	0	0.00	0	\$1,383.26	\$983
Telephone	\$473.91	\$333	0.00	0	\$935.36	\$235	\$1,260.14	\$526	\$1,487.59	\$1,066	0.00	0	0.00	0	\$4,157.00	\$2,161
Postage	\$19.99	\$16	\$47.90	0	\$974.09	0	\$974.09	0	\$3,043.14	\$3,166	0.00	0	0.00	0	\$5,059.21	\$3,183
Software License Fees	\$10,302.18	\$8,833	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$10,302.18	\$8,833
Copiers	\$123.77	\$166	0.00	0	\$269.63	0	\$29.35	0	\$656.98	\$666	0.00	0	0.00	0	\$1,079.73	\$833
Printer Supplies	0.00	\$40	0.00	0	0.00	0	0.00	0	0.00	\$16	0.00	0	0.00	0	0.00	\$56
Software	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$233	0.00	0	0.00	0	0.00	\$233
Printing Expenses	\$110.50	\$16	0.00	0	\$110.11	0	\$160.11	0	\$884.28	\$333	0.00	0	0.00	0	\$1,265.00	\$350
Cell Phones/Pagers	0.00	\$316	0.00	0	\$489.39	0	\$489.36	0	0.00	\$233	0.00	0	0.00	0	\$978.75	\$550
Small Office Equipment	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$33	0.00	0	0.00	0	0.00	\$33
Late Fees/Lost Discounts	\$101.25	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$101.25	0
Bank Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$666	0.00	0	0.00	0	0.00	\$666
Other Misc Admin Expenses	\$73.14	\$750	\$95.91	0	\$41.74	\$1	\$21.74	0	\$218.82	\$323	0.00	0	0.00	0	\$451.35	\$1,085
Total Miscellaneous Admin Expenses	\$12,250.16	\$11,406	\$786.22	0	\$2,975.88	\$237	\$2,959.16	\$526	\$7,154.31	\$7,850	0.00	0	0.00	0	\$26,125.73	\$20,020
TOTAL ADMINISTRATIVE EXPENSES	\$102,146.71	\$113,839	\$51,559.96	\$6,666	\$52,338.54	\$6,104	\$55,902.29	\$15,721	\$186,914.34	\$232,843	0.00	0	\$460.22	\$593	\$449,322.06	\$375,768
TENANT SERVICES																
Resident Council	0.00	\$1,333	0.00	0	\$352.20	0	0.00	0	0.00	0	0.00	0	0.00	0	\$352.20	\$1,333
Other Tenant Svcs.	0.00	0	0.00	0	\$277.46	0	0.00	\$81	0.00	0	0.00	0	0.00	0	\$277.46	\$81
Tenant Services Support	\$10,000.00	\$20,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$13,952.64	\$20,000
Tenant Stipends	0.00	0	0.00	0	\$10.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$10.00	0
Application Fees	0.00	0	\$3,501.54	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,501.54	0

Ann Arbor Housing Commission (..aahc)
CONSOLIDATED BUDGET TO ACTUAL REPORT

July-August 2014

10/27/2014 9:46 AM

	COCC As of: 08/2014	COCC Budget As of: 08/2014	DEVELOPMENT As of: 08/2014	DEVELOPMENT Budget As of: 08/2014	WEST As of: 08/2014	WEST Budget As of: 08/2014	EAST As of: 08/2014	EAST Budget As of: 08/2014	SECTION 8 As of: 08/2014	SECTION 8 Budget As of: 08/2014	S8NC As of: 08/2014	S8NC Budget As of: 08/2014	GARDEN As of: 08/2014	GARDEN Budget As of: 08/2014	TOTAL As of: 08/2014	TOTAL Budget As of: 08/2014
Other Set-Up Fees	0.00	0	\$425.50	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$425.50	0
Moving Company Expenses	0.00	0	\$7,534.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$7,534.00	0
Packers Stipends	0.00	0	\$170.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$170.00	0
Sr Nutrition Program Expenses	0.00	0	0.00	0	0.00	0	\$1,123.49	0	0.00	0	0.00	0	0.00	0	\$1,123.49	0
TOTAL TENANT SERVICES EXPENSES	\$10,000.00	\$21,333	\$11,631.04	0	\$639.66	0	\$5,076.13	\$81	0.00	0	0.00	0	0.00	0	\$27,346.83	\$21,414
Water	0.00	0	0.00	0	0.00	\$11,657	\$7,399.74	\$7,383	0.00	0	0.00	0	0.00	0	\$7,399.74	\$19,041
Electricity	0.00	0	0.00	0	\$13,406.28	\$9,280	\$8,946.39	\$5,272	0.00	0	0.00	0	0.00	0	\$22,352.67	\$14,553
Electricity-Vacant Units	0.00	0	0.00	0	\$202.09	\$70	\$497.40	\$92	0.00	0	0.00	0	0.00	0	\$699.49	\$163
Electricity-Tenant Owed	0.00	0	0.00	0	\$17.09	\$7	\$5.10	\$51	0.00	0	0.00	0	0.00	0	\$22.19	\$59
Gas	0.00	0	0.00	0	\$990.23	\$3,587	\$1,045.12	\$2,075	0.00	0	0.00	0	0.00	0	\$2,035.35	\$5,662
Gas-Vacant Units	0.00	0	0.00	0	\$231.58	\$86	\$462.90	\$91	0.00	0	0.00	0	0.00	0	\$694.48	\$178
Gas-Tenant Owed	0.00	0	0.00	0	\$3.88	\$21	\$31.52	\$44	0.00	0	0.00	0	0.00	0	\$35.40	\$65
Utilities billed to HCV Program	0.00	0	0.00	0	(\$278.00)	(\$355)	0.00	0	0.00	0	0.00	0	0.00	0	(\$278.00)	(\$355)
TOTAL UTILITY EXPENSES	0.00	0	0.00	0	\$14,573.15	\$24,355	\$18,388.17	\$15,011	0.00	0	0.00	0	0.00	0	\$32,961.32	\$39,367
General Maint Expense																
Inter-dept billings	0.00	0	0.00	0	(\$89.36)	0	(\$89.36)	0	0.00	0	0.00	0	0.00	0	(\$178.72)	0
Contract Employees Maintenance	0.00	0	0.00	0	\$21,031.08	\$8,433	\$31,058.45	\$13,093	0.00	0	0.00	0	0.00	0	\$52,089.53	\$21,526
Contract Employees-Maint-OT	0.00	0	0.00	0	\$260.75	\$1,988	\$443.14	\$2,474	0.00	0	0.00	0	0.00	0	\$703.89	\$4,462
Safety Supplies	0.00	0	0.00	0	\$507.53	0	\$255.82	0	\$28.03	\$33	0.00	0	0.00	0	\$791.38	\$33
Vehicle Gas, Oil, Grease	0.00	0	0.00	0	\$99.70	0	0.00	0	0.00	0	0.00	0	0.00	0	\$99.70	0
Total General Maint Expense	0.00	0	0.00	0	\$21,809.70	\$10,421	\$31,668.05	\$15,567	\$28.03	\$33	0.00	0	0.00	0	\$53,505.78	\$26,021
Materials																
Grounds Supplies	0.00	0	0.00	0	\$38.95	\$98	0.00	\$5	0.00	0	0.00	0	0.00	0	\$38.95	\$103
Appliance Parts Supplies	0.00	0	0.00	0	\$581.91	\$124	\$628.09	\$319	0.00	0	0.00	0	0.00	0	\$1,210.00	\$444
Window Treatment Supplies	0.00	0	0.00	0	0.00	\$46	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$46
Electrical Supplies	0.00	0	0.00	0	\$917.84	\$160	\$917.83	\$253	0.00	0	0.00	0	0.00	0	\$1,835.67	\$413
Exterminating Supplies	0.00	0	0.00	0	0.00	\$30	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$30
Janitorial/Cleaning Supplies	0.00	0	0.00	0	\$707.75	0	\$469.46	0	\$77.89	\$100	0.00	0	0.00	0	\$1,255.10	\$100
Plumbing Supplies	0.00	0	0.00	0	\$535.06	\$133	\$535.05	\$154	0.00	0	0.00	0	0.00	0	\$1,070.11	\$287
Tools and Equipment	0.00	0	0.00	0	\$24.32	\$26	\$32.88	\$8	0.00	0	0.00	0	0.00	0	\$57.20	\$35
Paint Supplies	0.00	0	0.00	0	\$72.67	\$74	\$72.67	\$43	0.00	0	0.00	0	0.00	0	\$145.34	\$118
Hardware Supplies	0.00	0	0.00	0	\$774.53	\$832	\$394.95	\$308	0.00	0	0.00	0	0.00	0	\$1,169.48	\$1,140
HVAC Supplies	0.00	0	0.00	0	0.00	\$21	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$21
Vehicle Supplies	0.00	0	0.00	0	\$984.20	0	\$984.19	0	0.00	0	0.00	0	0.00	0	\$1,968.39	0
Locks & Keys	0.00	0	0.00	0	\$325.60	\$17	\$325.59	\$19	0.00	0	0.00	0	0.00	0	\$651.19	\$37
Cabinet Supplies	0.00	0	0.00	0	0.00	0	0.00	\$74	0.00	0	0.00	0	0.00	0	0.00	\$74
Flooring Supplies	0.00	0	0.00	0	0.00	\$306	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$306
Unit Turn Supplies	0.00	0	0.00	0	\$892.38	\$1,533	\$211.17	\$1,116	0.00	0	0.00	0	0.00	0	\$1,103.55	\$2,649
Miscellaneous Supplies	0.00	0	0.00	0	0.00	\$178	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$178
Total Materials	0.00	0	0.00	0	\$5,855.21	\$3,581	\$4,571.88	\$2,302	\$77.89	\$100	0.00	0	0.00	0	\$10,504.98	\$5,984
Contract Costs																
Fire Extinguisher Contract Costs	0.00	0	0.00	0	\$223.85	\$6	0.00	\$131	0.00	0	0.00	0	0.00	0	\$223.85	\$137
Building Repairs Contract Costs	0.00	0	0.00	0	\$2,483.58	\$658	\$350.00	\$1,869	0.00	0	0.00	0	0.00	0	\$2,833.58	\$2,527
Building Repairs-CDBG Grant	0.00	0	0.00	0	0.00	0	\$20,063.17	0	0.00	0	0.00	0	0.00	0	\$20,063.17	0
Carpet Cleaning Contract Costs	0.00	0	0.00	0	0.00	\$442	0.00	\$17	0.00	0	0.00	0	0.00	0	0.00	\$459
Decorating/Painting Contract Costs	0.00	0	0.00	0	0.00	\$483	0.00	\$284	0.00	0	0.00	0	0.00	0	0.00	\$767
Electrical Contract Costs	0.00	0	0.00	0	\$3,915.00	\$486	0.00	\$1,433	0.00	0	0.00	0	0.00	0	\$3,915.00	\$1,920
Pest Control Contract Costs	0.00	0	0.00	0	\$800.00	\$770	0.00	\$114	0.00	0	0.00	0	0.00	0	\$800.00	\$884
Pest Control-budgeted	0.00	0	0.00	0	\$2,405.26	\$503	\$2,254.88	\$1,158	0.00	0	0.00	0	\$281.86	0	\$4,942.00	\$1,662
Floor Covering Contract Costs	0.00	0	0.00	0	0.00	0	0.00	\$143	0.00	0	0.00	0	0.00	0	0.00	\$143
Grounds Contract Costs	0.00	0	0.00	0	\$4,360.00	\$3,490	\$1,013	0.00	0.00	0	0.00	0	0.00	0	\$4,360.00	\$4,504
Janitorial/Cleaning Contract Costs	\$57.75	0	0.00	0	\$767.25	\$81	\$1,809.25	\$764	\$173.25	0	0.00	0	0.00	0	\$2,807.50	\$845
Janitorial-Monthly Contract	0.00	0	0.00	0	\$2,127.81	\$3	\$3,191.73	\$4,413	0.00	0	0.00	0	0.00	0	\$5,319.54	\$4,416

Ann Arbor Housing Commission (..aahc)
CONSOLIDATED BUDGET TO ACTUAL REPORT

July-August 2014

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	COCC As of: 08/2014	COCC Budget As of: 08/2014	DEVELOPMENT As of: 08/2014	DEVELOPMENT Budget As of: 08/2014	WEST As of: 08/2014	WEST Budget As of: 08/2014	EAST As of: 08/2014	EAST Budget As of: 08/2014	SECTION 8 As of: 08/2014	SECTION 8 Budget As of: 08/2014	S8NC As of: 08/2014	S8NC Budget As of: 08/2014	GARDEN As of: 08/2014	GARDEN Budget As of: 08/2014	TOTAL As of: 08/2014	TOTAL Budget As of: 08/2014
Plumbing Contract Costs	0.00	0	0.00	0	0.00	\$1,093	\$1,207.79	\$558	0.00	0	0.00	0	0.00	0	\$1,207.79	\$1,651
Windows-Contract Costs	0.00	0	0.00	0	\$91.14	\$185	0.00	\$139	0.00	0	0.00	0	0.00	0	\$91.14	\$325
HVAC Contract Costs	0.00	0	0.00	0	\$16,015.00	\$504	0.00	\$2,988	0.00	0	0.00	0	0.00	0	\$16,015.00	\$3,492
Vehicle Maintenance Contract Costs	0.00	0	0.00	0	0.00	0	\$59.90	0	0.00	0	0.00	0	0.00	0	\$59.90	0
Equipment Rental Contract Costs	0.00	0	0.00	0	0.00	\$10	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$10
Elevator Inspection Fees	0.00	0	0.00	0	0.00	\$607	\$400.00	\$205	0.00	0	0.00	0	0.00	0	\$400.00	\$812
Boiler Inspection Fees	0.00	0	0.00	0	0.00	\$234	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$234
Fire Sprinkler Inspection Fees	0.00	0	0.00	0	\$1,150.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,150.00	0
Fire Alarm Inspection Fees	0.00	0	0.00	0	\$1,050.00	0	\$1,050.00	0	0.00	0	0.00	0	0.00	0	\$2,100.00	0
Elevator Monitoring Contract Costs	0.00	0	0.00	0	\$1,563.68	\$160	\$6,266.41	0	0.00	0	0.00	0	0.00	0	\$7,830.09	\$160
Alarm Monitoring Contract Costs	0.00	0	0.00	0	\$624.69	\$412	\$527.00	0	\$46.19	0	0.00	0	0.00	0	\$1,197.88	\$412
Sprinkler Monitoring Contract Costs	0.00	0	0.00	0	0.00	\$29	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$29
Trash Disposal Contract Costs	0.00	0	0.00	0	0.00	\$636	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$636
Sewer Backups Emergency	0.00	0	0.00	0	\$1,118.00	\$758	\$560.00	\$1,011	0.00	0	0.00	0	0.00	0	\$1,678.00	\$1,770
Equipment Repair Contract Costs	0.00	0	0.00	0	\$1,634.47	0	\$660.95	\$653	0.00	0	0.00	0	0.00	0	\$2,295.42	\$653
Unit Turn Contract Costs	0.00	0	0.00	0	\$3,820.00	\$3,850	\$1,915.00	\$4,370	0.00	0	0.00	0	0.00	0	\$5,735.00	\$8,220
Lawn Care Contract	0.00	0	0.00	0	\$5,265.00	\$1,867	\$6,325.00	\$1,926	0.00	0	0.00	0	\$260.00	0	\$11,850.00	\$3,794
Snow Plow Contract	0.00	0	0.00	0	0.00	\$3,602	0.00	\$3,817	0.00	0	0.00	0	0.00	0	0.00	\$7,420
Asbestos Removal-Contract Costs	0.00	0	0.00	0	\$1,175.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,175.00	0
Tenant Stipends	0.00	0	0.00	0	\$1,215.00	\$861	\$1,347.50	\$810	0.00	0	0.00	0	0.00	0	\$2,562.50	\$1,671
Total Contract Costs	\$57.75	0	0.00	0	\$51,804.73	\$21,735	\$47,988.58	\$27,824	\$219.44	0	0.00	0	\$541.86	0	\$100,612.36	\$49,560
TOTAL MAINTENANCE EXPENSES	\$57.75	0	0.00	0	\$79,469.64	\$35,738	\$84,228.51	\$45,694	\$325.36	\$133	0.00	0	\$541.86	0	\$164,623.12	\$81,566
GENERAL EXPENSES																
Property Insurance	0.00	0	0.00	0	\$3,697.00	\$2,273	\$3,795.00	\$1,647	0.00	0	0.00	0	\$32.00	\$20	\$7,524.00	\$3,942
Casualty Loss	0.00	0	0.00	0	0.00	0	\$72,339.56	0	0.00	0	0.00	0	0.00	0	\$72,339.56	0
Liability Insurance	0.00	0	0.00	0	\$1,782.00	0	\$1,768.00	0	\$1,336.00	\$1,666	0.00	0	\$7.00	0	\$4,893.00	\$1,666
Workers Comp Insurance	\$38.06	\$42	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$38.06	\$42
Insurance Proceeds-Credit	0.00	0	0.00	0	0.00	0	(\$65,000.00)	0	0.00	0	0.00	0	0.00	0	(\$65,000.00)	0
Security/Law Enforcement	0.00	0	0.00	0	\$6,859.80	0	\$2,286.60	0	0.00	0	0.00	0	0.00	0	\$9,146.40	0
TOTAL GENERAL EXPENSES	\$38.06	\$42	0.00	0	\$12,338.80	\$2,273	\$15,189.16	\$1,647	\$1,336.00	\$1,666	0.00	0	\$39.00	\$20	\$28,941.02	\$5,651
HOUSING ASSISTANCE PAYMENTS																
Housing Assistance Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$1,408,534.00	\$1,736,031	0.00	0	0.00	0	\$1,408,534.00	\$1,736,031
Tenant Utility Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$19,843.00	0	0.00	0	0.00	0	\$19,843.00	0
Portable Out HAP Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$44,319.00	0	0.00	0	0.00	0	\$44,319.00	0
FSS Escrow Payments	0.00	0	0.00	0	0.00	0	\$395.00	0	\$6,757.00	0	0.00	0	0.00	0	\$7,152.00	0
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0	0.00	0	0.00	0	\$395.00	0	\$1,479,453.00	\$1,736,031	0.00	0	0.00	0	\$1,479,848.00	\$1,736,031
TOTAL EXPENSES	\$112,242.52	\$135,215	\$63,191.00	\$6,666	\$159,359.79	\$68,471	\$179,179.26	\$78,157	\$1,668,028.70	\$1,970,674	0.00	0	\$1,041.08	\$614	\$2,183,042.35	\$2,259,799
NET INCOME	\$479,275.65	(\$25,396)	\$30,456.60	0	(\$17,254.03)	\$12,933	(\$20,784.80)	\$18,242	\$57,246.09	(\$18,604)	\$4.05	0	(\$768.09)	(\$414)	\$528,175.47	(\$13,239)
NET INCOME-ADMIN	479,275.65	(25,396)	30,456.60	0	(17,254.03)	12,933	(20,784.80)	18,242	1,244.21	0	4.05	0	(768.09)	(414)	472,173.59	5,365
NET INCOME-FSS PROGRAM	0.00	0	0.00	0	0.00	-	0.00	0	(\$142.12)	0	0.00	0	\$0.00	0	(142.12)	0
NET INCOME-HAP	0.00	0	0.00	0	0.00	0	0.00	0	56,144.00	0.00	0.00	0	0.00	0	56,144.00	0
BEGINNING UNRESTRICTED EQUITY	485,951.80	0	(27,958.11)	0	201,296.82	0	173,876.91	0	234,559.35	0	413,803.04	0	222,984.83	0	1,704,514.64	0
ADD CURRENT YEAR INCOME(LOSS)	479,313.71	0	30,456.60	0	1,944.57	0	(3,309.04)	0	1,244.21	0	4.05	0	(768.09)	0	508,886.01	0
PURCHASE OF FIXED ASSETS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
PROJECTED YEAR-END UNRESTRICTED EQUITY	965,265.51	0	2,498.49	0	203,241.39	0	170,567.87	0	235,803.56	0	413,807.09	0	222,216.74	0	2,213,400.65	0
4 months operating reserve	0.00	0	0.00	0	338,250.00	0	330,282.00	0	329,600.00	0	0.00	0	0.00	0	338,250.00	0
BEGINNING NRA-HAP EQUITY	0.00	0	0.00	0	0.00	0	0.00	0	253,373.29	0	0.00	0	0.00	0	253,373.29	0
ADD CURRENT YEAR INCOME(LOSS)	0.00	0	0.00	0	0.00	0	0.00	0	56,144.00	0	0.00	0	0.00	0	56,144.00	0

CONSOLIDATED BUDGET TO ACTUAL REPORT

July-August 2014

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	COCC	COCC	DEVELOPMENT	DEVELOPMENT	WEST	WEST	EAST	EAST	SECTION 8	SECTION 8	S8NC	S8NC	GARDEN	GARDEN	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	08/2014	08/2014	08/2014	08/2014	08/2014	08/2014	08/2014	08/2014	08/2014	08/2014	08/2014	08/2014	08/2014	08/2014	08/2014	08/2014
PROJECTED YEAR-END NRA-HAP EQUITY									309,517.29							
BEGINNING FSS EQUITY									23,028.04							
ADD CURRENT YEAR INCOME(LOSS)									(142.12)							
PROJECTED YEAR-END FSS EQUITY									22,885.92							